

MORTGAGE FORECLOSURE DEED

20041108000612940 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/08/2004 10:42:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Cecelia Rose
8416002189

KNOW ALL MEN BY THESE PRESENTS: That Cecelia Rose, Gus Rose, Jr., husband and wife did, on to-wit, the September 24, 2001, execute a mortgage to Fidelity Home Mortgage Corporation, which mortgage is recorded in Instrument #2001-43274; said mortgage duly transferred to HomeSide Lending, by instrument recorded in Instrument # 2002-07161 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 15, 22, 29, October 13, 27, 2004; and

WHEREAS, on the November 3, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:10 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbianna, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., in the amount of One Hundred Fifty Thousand One Hundred Sixty Dollars and Fifty-Seven Cents (\$150,160.57), which sum the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Fifty Thousand One Hundred Sixty Dollars and Fifty-Seven Cents (\$150,160.57), cash, the said Cecelia Rose, Gus Rose, Jr., husband and wife, acting by and through the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

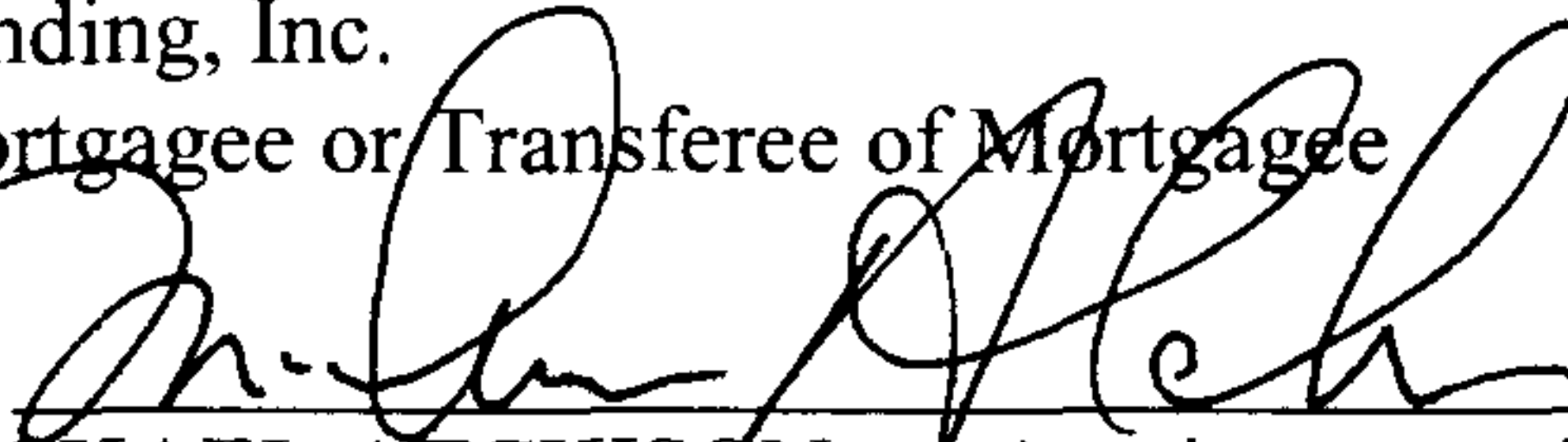
Lot 19, according to the Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

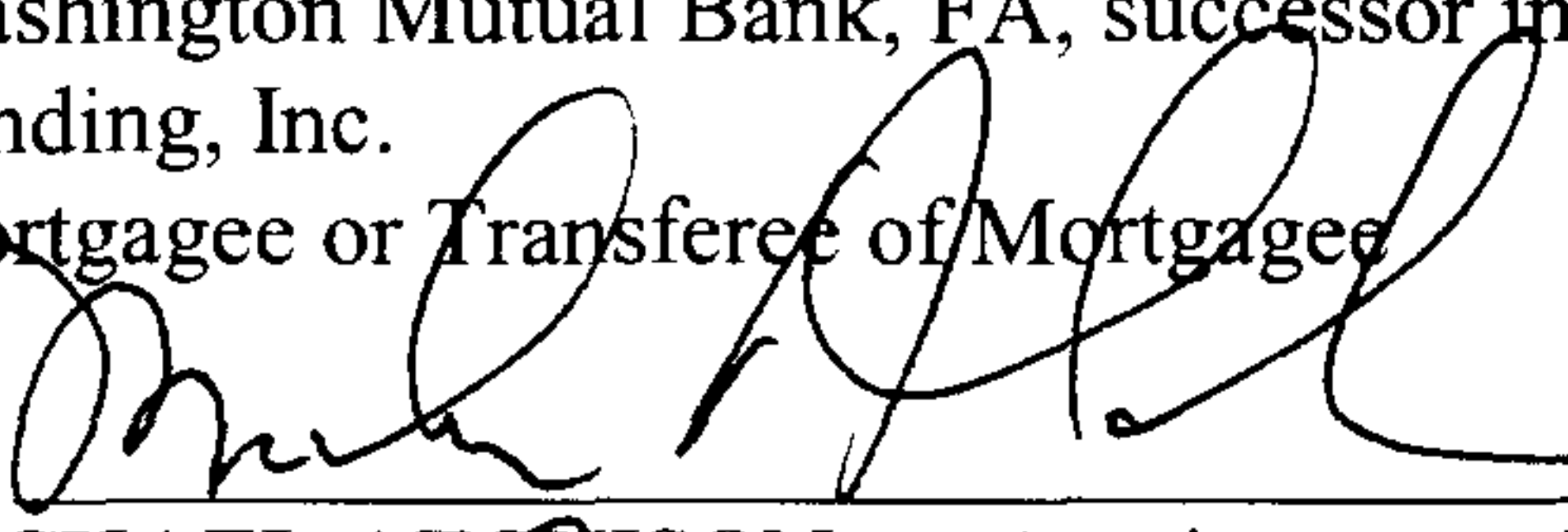
IN WITNESS WHEREOF, the said Washington Mutual Bank, FA, successor in interest to HomeSide Lending, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the November 3, 2004.


Cecelia Rose, Gus Rose, Jr., husband and wife
Mortgagors

Washington Mutual Bank, FA, successor in interest to HomeSide
Lending, Inc.
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Washington Mutual Bank, FA, successor in interest to HomeSide
Lending, Inc.
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the November 3, 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
03-0857

Grantee's Address:
Washington Mutual Bank, FA
P.O. Box 1169
Milwaukee, WI 53201-1169