


STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED


20050215000075770 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/15/2005 14:42:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 15, 2002, **Vera Tennyson and Lonnie Tennyson, husband and wife, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No.20020522000242050 , in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 12/29, 01/05, 01/12; and

WHEREAS, on February 10, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 in the amount of **NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-FOUR AND 81/100 DOLLARS (\$ 93,674.81)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3; and

WHEREAS, Karan Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-FOUR AND 81/100 DOLLARS (\$ 93,674.81)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW 1/4 of the SW 1/4, Section 14, Township 20 South, Range 3 West, said corner being a found bar; thence go South

89-degrees 32 minutes 25 seconds West a distance of 190.37 feet to the point of beginning of the parcel herein described, said point being a set 1/2 inch rebar, thence continue along the last described course a distance of 303.00 feet to a point; said point being a found railroad spike in pavement of Tennyson Drive; thence go North 34 degrees 05 minutes 18 seconds West a distance of 106.54 feet to a point, said point being a found railroad spike in pavement of Tennyson Drive; thence go North 22 degrees 06 minutes 03 seconds West a distance of 12.30 feet to a point, said point being a found railroad spike in pavement of Tennyson Drive; thence go North 66 degrees 56 minutes 58 seconds East a distance of 136.30 feet to a point; said point being a found capped rebar; thence go South 84 degrees 14 minutes 13 seconds East a distance of 196.87 feet to a point, said point being a found capped rebar; thence go South 19 degrees 21 minutes 12 seconds East a distance of 138.62 feet to the Point of Beginning.

SOURCE OF TITLE: Instrument 1993-01376

TO HAVE AND TO HOLD the above described property unto Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Vera Tennyson and Lonnie Tennyson, husband and wife and Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 10th day of February, 2005.

BY:

AS:

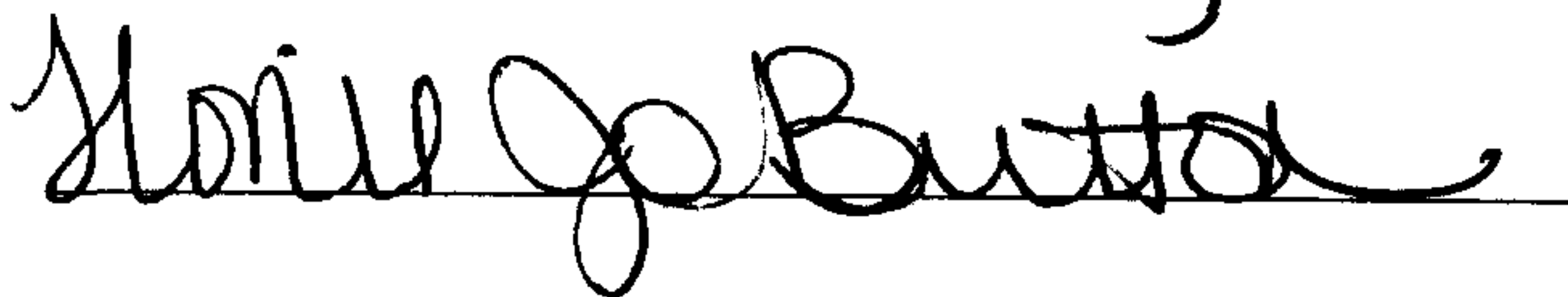

Auctioneer and Attorney-in-fact

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karan Greer, Esq., whose name as attorney-in-fact and auctioneer for Vera Tennyson and Lonnie Tennyson, husband and wife and Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of February, 2005.



NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:

Washington Mutual Bank, F.A.

ATTN: Araceli Urquidi

9451 Corbin Avenue, Mail Stop N 01 02 04

Northridge, CA 91324