## MORTGAGE FORECLOSURE DEED

20050316000118360 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/16/2005 01:19:40PM FILED/CERT

STATE OF ALABAMA		Randal S. Ford
COUNTY OF SHELBY	)	8020035849

KNOW ALL MEN BY THESE PRESENTS: That Randal S. Ford and Jennifer Butler-Ford, husband and wife did, on to-wit, the May 11, 2001, execute a mortgage to Mortgage Electronic Registration Systems, Inc., which mortgage is recorded in Instrument # 2001-20057 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 Mortgage Electronic Registration Systems, 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 February 23, March 2, 9, 2005; and

WHEREAS, on the March 16, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12; 45 o'clock a.mp.m, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgage Electronic Registration Systems, 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 Columbiana, Alabama, the property hereinafter described; and

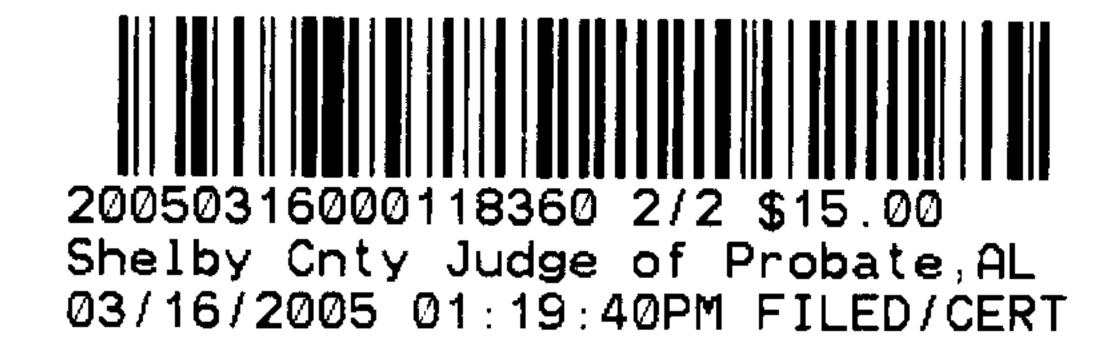
WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Mortgage Electronic Registration Systems, Inc., in the amount of Two Hundred Five Thousand Ninety Dollars and Seventy-Four Cents (\$205,090.74), which sum the said Mortgage Electronic Registration Systems, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Electronic Registration Systems, 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 Two Hundred Five Thousand Ninety Dollars and Seventy-Four Cents (\$205,090.74), cash, the said Randal S. Ford and Jennifer Butler-Ford, husband and wife, acting by and through the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, 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 Mortgage Electronic Registration Systems, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 224, according to the Survey of Forest Parks, 2nd Sector, as recorded in Map Book 22, Page 71, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, 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 March 16, 2005.

Randal S. Ford and Jennifer Butler-Ford, husband and wife Mortgagors

Mortgage Electronic Registration Systems, Inc.

Mortgagee or Transferez of Mørggage

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

Mortgage Electronic Registration Systems, Inc.

Mortgagee or Transferee of Martgagee

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

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 March 16, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/14/08

Instrument prepared by: CHALICE E. TUCKER SHAPIRO & TUCKER, L.L.P. 2107 5th Avenue North, Suite 500 Birmingham, Alabama 35203 05-0112

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