MORTGAGE FORECLOSURE DEED

20050323000130460 1/2 $16.00
Shelby Cnty Judge of Probate,AL
03/23/2005 01:00:56PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Johnny E. Lawson
8416063991

KNOW ALL MEN BY THESE PRESENTS: That Johnny E. Lawson and Donna Sue Lawson, Husband and Wife did, on to-wit, the October 22, 2001, execute a mortgage to Homeside Lending, Inc., which mortgage is recorded in Instrument # 2001-46732, said mortgage was transferred and assigned to Federal National Mortgage Association as recorded in Instrument # 20040615000322840
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 Federal National Mortgage Association 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 23, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:06 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Federal National Mortgage Association 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 Federal National Mortgage Association, in the amount of Ninety-Six Thousand Five Hundred Twenty-Seven Dollars and Thirty-Seven Cents ($96,527.37), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; 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 Ninety-Six Thousand Five Hundred Twenty-Seven Dollars and Thirty-Seven Cents ($96,527.37), cash, the said Johnny E. Lawson and Donna Sue Lawson, Husband and Wife, acting by and through the said Federal National Mortgage Association, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, 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 Federal National Mortgage Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 9, according to the survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Federal National Mortgage Association, 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 Federal National Mortgage Association, 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 23, 2005.

Johnny E. Lawson and Donna Sue Lawson, Husband and Wife
Mortgagors

Federal National Mortgage Association
Mortgagee or Transferee of Mortgagee

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

Federal National Mortgage Association
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 March 23, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

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Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
04-0708

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