

STATE OF ALABAMA  
COUNTY OF SHELBY

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 19, 2001, **Marcus B. Cooper, a married man along with is wife, Joni Lee Cooper, Party of the First Part**, executed a certain mortgage to **ABN AMRO Mortgage Group, Inc.**, which said mortgage is recorded in Instrument No. 2001-17777, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and ABN AMRO Mortgage Group, Inc. 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 02/23/2005, 03/02/2005, and 03/09/2005; and

WHEREAS, on March 17, 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 ABN AMRO Mortgage Group, Inc. in the amount of **ONE HUNDRED TWENTY THOUSAND TWO HUNDRED SEVEN AND 89/100 DOLLARS (\$ 120,207.89)**; 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 ABN AMRO Mortgage Group, Inc.; and

WHEREAS, Karan G. Greer, 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 **ONE HUNDRED TWENTY THOUSAND TWO HUNDRED SEVEN AND 89/100 DOLLARS (\$ 120,207.89)**, 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 ABN AMRO Mortgage Group, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2, Block 7, according to the Survey of the Second Sector, Fourth Addition to Bermuda Hills, as recorded in Map Book 9, Page 78 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.


SOURCE OF TITLE: Book 1996 Page 2224



TO HAVE AND TO HOLD the above described property unto ABN AMRO Mortgage Group, Inc., 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, Marcus B. Cooper, a married man along with is wife, Joni Lee Cooper and ABN AMRO Mortgage Group, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17 day of March, 2005.

BY: Karan G. Greer  
AS: Auctioneer and Attorney-in-fact

  
20050325000137430 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/25/2005 02:29:15PM FILED/CERT

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 G. Greer, whose name as attorney-in-fact and auctioneer for Marcus B. Cooper, a married man along with is wife, Joni Lee Cooper and ABN AMRO Mortgage Group, Inc., 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 17 day of March, 2005.

Jamie H. Greer  
NOTARY PUBLIC  
My Commission Expires:

Grantee Name / Send tax notice to:  
ABN-AMRO Mortgage Group, Inc.  
ATTN: Jennifer Johnson  
7159 Corklan Drive  
Jacksonville, FL 32258

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 2, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS