## MORTGAGE FORECLOSURE DEED

20050523000247710 1/2 \$160.50 Shelby Cnty Judge of Probate, AL 05/23/2005 09:50:43AM FILED/CERT

STATE OF ALABAMA COUNTY OF SHELBY Denny R. Pugh, Jr. 8005560910

KNOW ALL MEN BY THESE PRESENTS: That Denny R. Pugh, Jr. and wife, Rhonda D. Pugh did, on to-wit, the January 30, 1998, execute a mortgage to Pinnacle Bank, which mortgage is recorded in Instrument #1998-04509, which said mortgage was duly transferred and assigned to Fleet Mortgage Corporation by Instrument #1998-07728 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, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage Corporation 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 April 13, 20, 27, 2005; and

WHEREAS, on the May 10, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:05 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage Corporation 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 AMSOUTH BANK, in the amount of One Hundred Forty-Five Thousand One Hundred Forty-Four Dollars and Fifty-Five Cents (\$145,144.55), and said property was thereupon sold to the said AMSOUTH BANK, 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;

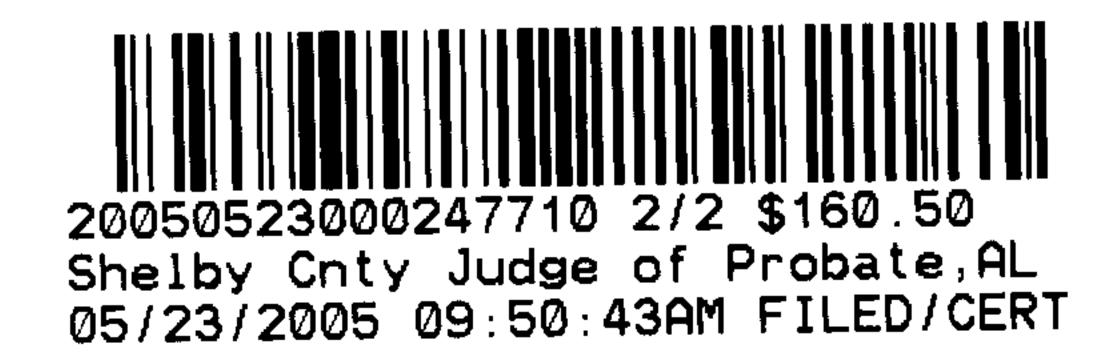
NOW, THEREFORE, in consideration of the premises and of One Hundred Forty-Five Thousand One Hundred Forty-Four Dollars and Fifty-Five Cents (\$145,144.55), cash, the said Denny R. Pugh, Jr. and wife, Rhonda D. Pugh, acting by and through the said Washington Mutual Bank, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage Corporation, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferce of Mortgagee, and the said Washington Mutual Bank, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage Corporation, 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 AMSOUTH BANK, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto AMSOUTH BANK, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 05/23/2005 State of Alabama

Deed Tax:\$145.50



IN WITNESS WHEREOF, the said Washington Mutual Bank, F.A., successor in interest to Washington Mutual Horne Loans, Inc., successor by merger to Fleet Mortgage Corporation, 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 May 10, 2005.

Denny R. Pugh, Jr. and wife, Rhonda D. Pugh Mortgagors

Washington Mutual Bank, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage

Corporation

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, F.A., successor in interest to Washington Mutual Home Loans, Inc., successor by merger to Fleet Mortgage

Corporation

Mortgagee or Transferee of Montgagee

MICHAEL ATCHISON, as Auctioneer and the person conducting said

sale for the Mortgagee or Transferee of Mortgagee

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 Transfèree 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 May 10, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/18

Instrument prepared by: CHALICE E. TUCKER SHAPIRO & TUCKER, L.L.P. 2107 5th Avenue North, Suite 500 Birmingham, Alabama 35203 04-1181