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STATE OF ALABAMA
COUNTY OF SHELBY


20050802000390280 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/02/2005 01:13:46PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on February 7, 2003, **Robert Purdy, an unmarried man and Lisa Baron, an unmarried woman, Party of the First Part**, executed a certain mortgage to **Washington Mutual Bank, FA**, which said mortgage is recorded in Instrument No. 20030214000092320, 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 Washington Mutual Bank, FA 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 06/22, 06/29, 07/06; and

WHEREAS, on July 21, 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 Washington Mutual Bank, FA in the amount of **ONE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-EIGHT AND 10/100 DOLLARS (\$ 124,788.10)**; 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 Washington Mutual Bank, FA; 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 ONE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-EIGHT AND 10/100 DOLLARS (\$ 124,788.10), 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 Washington Mutual Bank, FA, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 519, according to the Survey of Spring Gate, Phase 5, as recorded in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book 2003 Page 92310


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TO HAVE AND TO HOLD the above described property unto Washington Mutual Bank, FA, 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, Robert Purdy, an unmarried man and Lisa Baron, an unmarried woman and Washington Mutual Bank, FA have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 21st day of July, 2005.

BY: Karan J Greer
AS: Auctioneer and Attorney-in-fact

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 Robert Purdy, an unmarried man and Lisa Baron, an unmarried woman and Washington Mutual Bank, FA, 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 21st day of July, 2005.

James N. Greer
NOTARY PUBLIC
My Commission Expires:

Grantee Name / Send tax notice to:
Washington Mutual Bank (FNFS)
ATTN: Beth Altenbach
1270 Northland Drive
Mendota Height, MN 55120