

20050818000426270 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
08/18/2005 12:52:40PM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: July 24, 1997, Andrett L. Washington a/k/a Andretti Washington and wife, Crystal M. Martin Mortgagors, executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded August 11, 1997, Instrument Number 1997-25311 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, said assignment being recorded August 16, 2004, Instrument Number 20040816000458580, said assignments being recorded in the Office of the Judge of Probate Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as holder, 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of July 27, 2005, August 3, 2005, and August 10, 2005;

WHEREAS, on August 18, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Walter Mortgage Company in the amount of Fifty One Thousand Three Hundred Sixty Five Dollars and 48/100 (\$51365.48), which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Walter Mortgage Company, as purchaser; and

WHEREAS, Paul J. Spina, III conducted said sale on behalf of William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the 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 payment of Fifty One Thousand Three Hundred Sixty Five Dollars and 48/100 (\$51365.48), Andrett L. Washington a/k/a Andretti Washington and wife, Crystal M. Martin, Mortgagors, by and through William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as holder, do grant, bargain, sell and convey unto Walter Mortgage Company, the following described real property situated in Shelby County, Alabama to-wit:

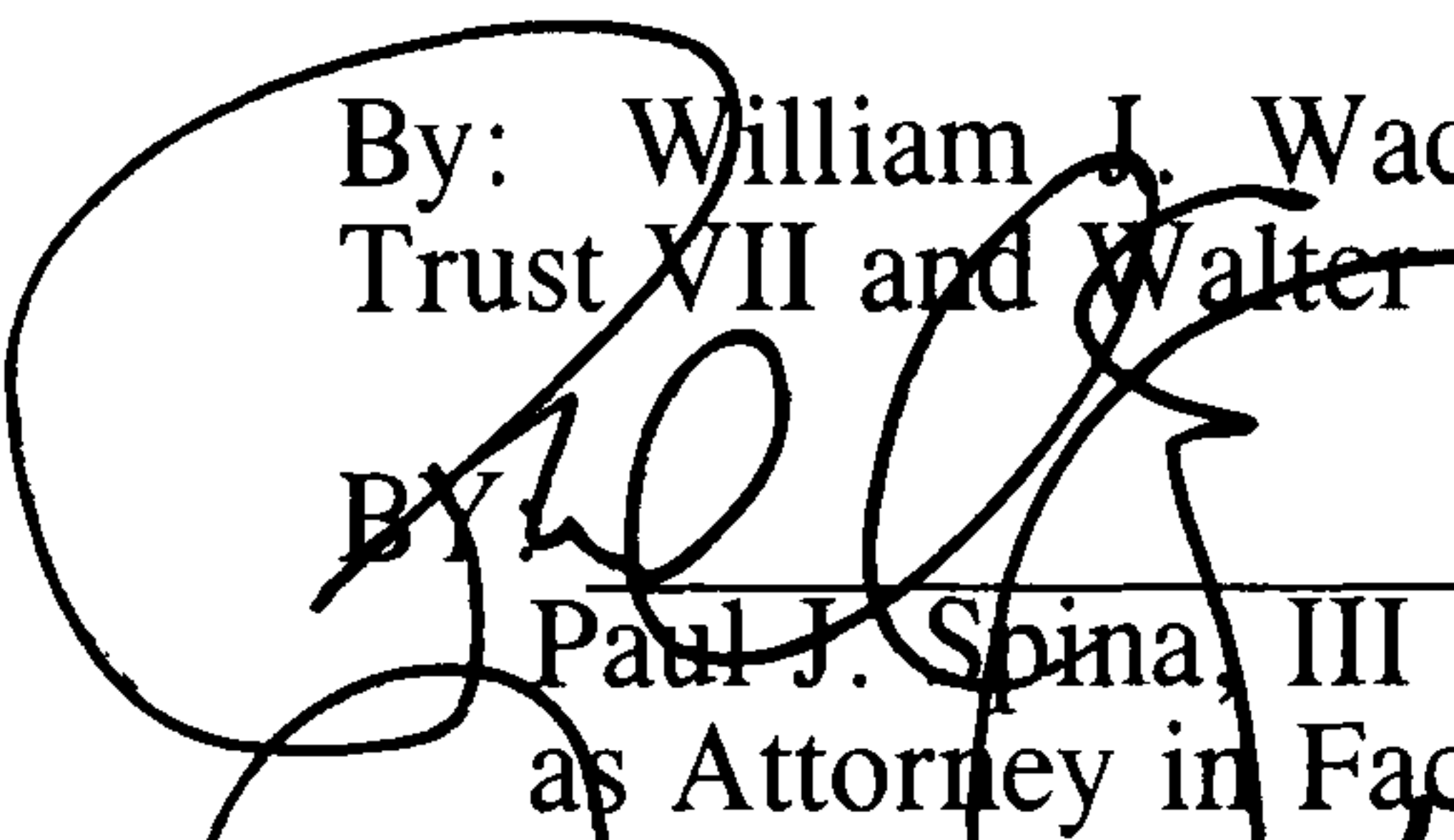
See Exhibit "A"

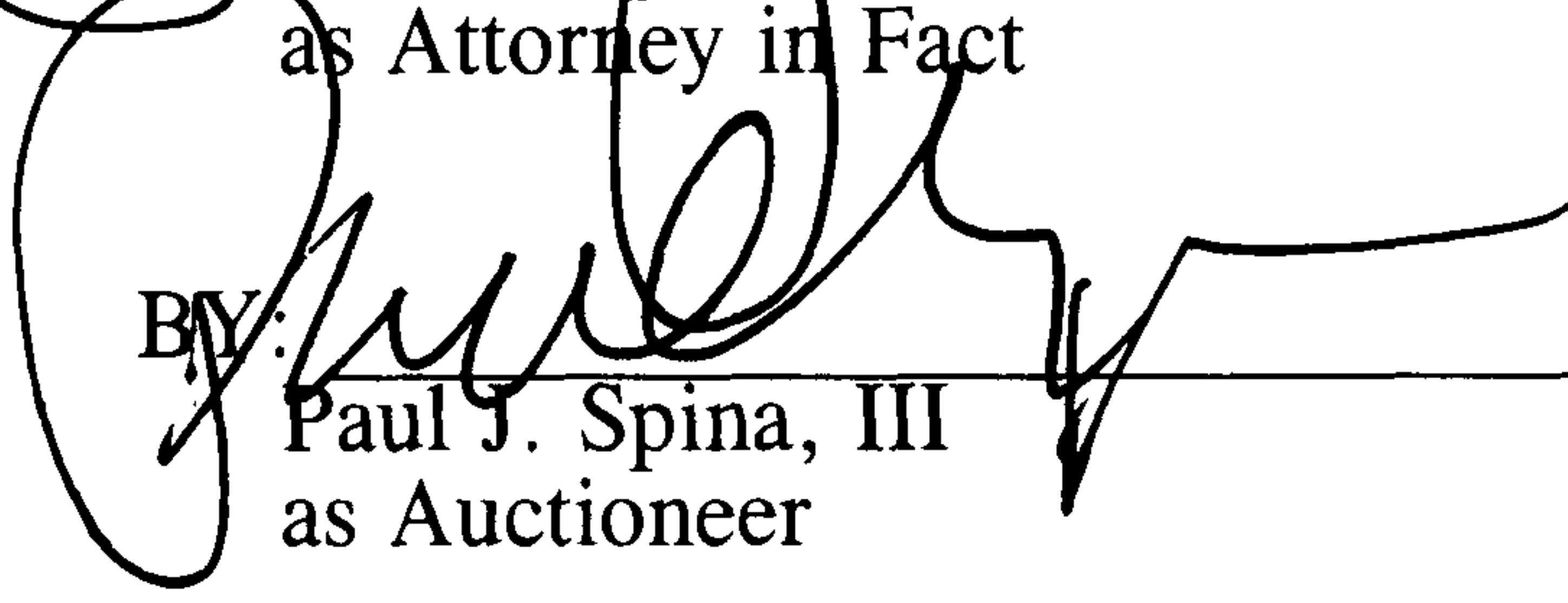
TO HAVE AND TO HOLD, the above described property unto Walter Mortgage Company, their heirs and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as holder, has caused this instrument to be executed by and through Paul J. Spina, III, as auctioneer conducting said sale for said Mortgagee, and said Paul J. Spina, III, has hereto set his hand and seal on this 18 day of August, 2005.

By: Andrett L. Washington a/k/a Andretti Washington and wife, Crystal M. Martin

By: William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company

BY: 
Paul J. Spina, III
as Attorney in Fact

BY: 
Paul J. Spina, III
as Auctioneer



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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Spina, III whose name as auctioneer and attorney in-fact for the 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of August, 2005.

[NOTARIAL SEAL]

Brenda S. Preston
Notary Public

My Commission Expires: 1-19-08

This instrument prepared by:

Paul J. Spina, III
Yearout, Spina & Lavelle, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
15523964

Walter Mortgage Company
P.O. Box 31601
Tampa, FL 33631


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Exhibit "A"

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, THENCE RUN NORTH ALONG THE EAST LINE OF THIS SAID SECTION A DISTANCE OF 240 FEET TO A STARTING POINT, THENCE CONTINUE ALONG THIS EAST LINE OF SAID SECTION A DISTANCE OF 80 FEET; THENCE TURN AN ANGLE TO THE LEFT, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION, AND RUN A DISTANCE OF 269.57 TO THE NORTHEAST CORNER OF THE PLOT OF LAND CONVEYED TO JERRY MADISON AND WIFE, SELIENE MADISON, THENCE SOUTH ALONG THE EAST LINE OF THE JERRY MADISON AND WIFE, SELIENE MADISON PLOT OF LAND FOR A DISTANCE OF 80 FEET; THENCE EAST ALONG THE NORTH LINE OF THE PLOT OF LAND CONVEYED TO RONNIE WASHINGTON AND WIFE, KATHERINE WASHINGTON, A DISTANCE OF 269.57 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

