20051118000604660 1/2 $16.00
Shelby Cnty Judge of Probate, AL
11/18/2005 03:58:43PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Melinda C. King
0000490855

KNOW ALL MEN BY THESE PRESENTS: That Melinda C. King, an unmarried woman did, on to-wit, the May 24, 2000, execute a mortgage to Franklin American Mortgage Company, which mortgage is recorded in Instrument # 2000-19134; said mortgage was transferred and assigned to North American Mortgage Company as recorded in Instrument # 2000-38651; further transferred and assigned to Everhome Mortgage Company as recorded in Instrument # 20040923000525170 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 Everhome Mortgage Company 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 October 12, 19, 26, 2005; and

WHEREAS, on the November 8, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:10 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Everhome Mortgage Company 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 Everhome Mortgage Company, in the amount of Seventy-Nine Thousand Five Hundred Thirty-Three Dollars and Seventy-Four Cents ($79,533.74), which sum the said Everhome Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Everhome Mortgage Company; 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 Seventy-Nine Thousand Five Hundred Thirty-Three Dollars and Seventy-Four Cents ($79,533.74), cash, the said Melinda C. King, an unmarried woman, acting by and through the said Everhome Mortgage Company, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Everhome Mortgage Company, 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 Everhome Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Everhome Mortgage Company, 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.

M. Atchison

IN WITNESS WHEREOF, the said Everhome Mortgage Company, 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 November 8, 2005.

Melinda C. King, an unmarried woman
Mortgagors

Everhome Mortgage Company
Mortgagee or Transferee of Mortgagee

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

Everhome Mortgage Company
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 November 8, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
04-1151

GRANTEE'S ADDRESS
Everhome Mortgage Company F/K/A Alliance
Mortgage Company
8120 Nations Way
Building 100
Jacksonville, Florida 32256

20051118000604660 2/2 $16.00
Shelby Cnty Judge of Probate,AL
11/18/2005 03:58:43PM FILED/CERT