20051130000619370 1/2 $15.00
Shelby Cnty Judge of Probate,AL
11/30/2005 01:00:38PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: May 5, 2000, Gene B. Boitnott, Jr. and Mary Beth Boitnott, husband and wife, Mortgagors, executed a certain mortgage to AmSouth Bank, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama In **Instrument 2000-17322.**

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, as mortgagee, 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 of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 26, November 2 and 9, 2005; and

WHEREAS, on November 23, 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 the said AmSouth Bank, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said **AmSouth Bank** in the amount of One Hundred Eight Thousand Five Hundred Thirty and 37/100 Dollars ($108,530.37) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **AmSouth Bank**; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Bank; and

WHEREAS, said 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 credit of One Hundred Eight Thousand Five Hundred Thirty and 37/100 Dollars ($108,530.37),Gene B. Boitnott, Jr. and Mary Beth Boitnott, husband and wife, Mortgagors, by and through the said AmSouth Bank, as mortgagee, do grant, bargain, sell and convey unto the said **AmSouth Bank,** the following described real property situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Greystone, 7th Sector, Phase I, as recorded in Map Book 18, Page 120, A, B & C, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said **AmSouth Bank**, 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.

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IN WITNESS WHEREOF, the said Gene B. Boitnott, Jr. and Mary Beth Boitnott, husband and wife, Mortgagors, by the said AmSouth Bank, as mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 23rd day of November, 2005.

GENE B. BOITNOTT, JR.
AND
MARY BEETH BOITNOTT,
HUSBAND AND WIFE,
Mortgagors

BY: AMSOUTH BANK,
As Mortgagee

By: _____
W. L. Longshore, Jr.,
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Bank, 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 23rd day of November, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 05/16/09

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

ADDRESS OF GRANTEE:
AMSOUTH BANK
P. O. BOX 10063
BIRMINGHAM, AL 35202