MORTGAGE FORECLOSURE DEED

20051214000647490 1/2 $18.00
Shelby Cnty Judge of Probate,AL
12/14/2005 03:39:08PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jerry W. Pardue
96390

KNOW ALL MEN BY THESE PRESENTS: That Jerry W. Pardue and Sharon W. Pardue, husband and wife did, on to-wit, the June 14, 1999, execute a mortgage to MortgageAmerica Inc., which mortgage is recorded in Instrument # 1999-26350; said mortgage duly transferred and assigned to Standard Mortgage Corporation, as recorded in Instrument # 2000-22235 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 Standard 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 August 17, 24, 31, September 14, 2005; and

WHEREAS, on the December 7, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:20 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Standard 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 Standard Mortgage Corporation, in the amount of Sixty-Eight Thousand Nine Hundred Thirteen Dollars and Fourteen Cents ($68,913.14), which sum the said Standard Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation; 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 Sixty-Eight Thousand Nine Hundred Thirteen Dollars and Fourteen Cents ($68,913.14), cash, the said Jerry W. Pardue and Sharon W. Pardue, husband and wife, acting by and through the said Standard Mortgage Corporation, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard 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 Standard Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 13 and 14, Block 2, according to Latham's Addition to the Town of Montevallo, as recorded in Map Book 3 Page 25 in the Probate Office of Shelby County, Alabama. Also a strip ten feet in width in and along the Northerly side of Lot 15, Block 2, according to Latham's Addition to the Town of Montevallo, as shown by said Map Book 3, Page 25. Said property fronting 60 feet on Vine Street and running back of uniform width to a depth of 150 feet; being situated in Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property unto Standard Mortgage Corporation, 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.

IN WITNESS WHEREOF, the said Standard 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 December 7, 2005.

Jerry W. Pardue and Sharon W. Pardue, husband and wife
Mortgagors

Standard 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

Standard 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

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 December 7, 2005.

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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
04-0342

GRANTEE'S ADDRESS
Standard Mortgage Corporation
P.O. Box 53426
New Orleans, Louisiana 70153-3426