

**MORTGAGE FORECLOSURE DEED**

  
20080520000206510 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/20/2008 02:56:05PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Theodore Robert Skrodzki  
8428037595

KNOW ALL MEN BY THESE PRESENTS: That Theodore Robert Skrodzki and Nancy Dierker Skrodzki, Husband and Wife did, on to-wit, the January 18, 2002, execute a mortgage to Southeastern Mortgage of Alabama, L.L.C., which mortgage is recorded in Instrument# 2002-04034; said mortgage was transferred and assigned to Homeside Lending Inc., as recorded in Instrument # 2002-04035 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 Washington Mutual Bank 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 February 6, 13, 20, March 5, 2008; and

WHEREAS, on the March 10, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:00 o'clock a.m.(p.m.) between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Washington Mutual Bank 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 Washington Mutual Bank, in the amount of One Hundred Thirty-Eight Thousand Three Hundred Seventy-Six Dollars and Fifty-Four Cents (\$138,376.54), which sum the said Washington Mutual Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Washington Mutual Bank; 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 One Hundred Thirty-Eight Thousand Three Hundred Seventy-Six Dollars and Fifty-Four Cents (\$138,376.54), cash, the said Theodore Robert Skrodzki and Nancy Dierker Skrodzki, Husband and Wife, acting by and through the said Washington Mutual Bank, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Washington Mutual Bank, 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 Washington Mutual Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 544A, according to a Resurvey of lots 543 and 544, Grande View Estates, Givianpour Addition to Alabaster, 5th Addition as recorded in Map Book 27, page 80, in the Probate Office of Shelby County, Alabama.

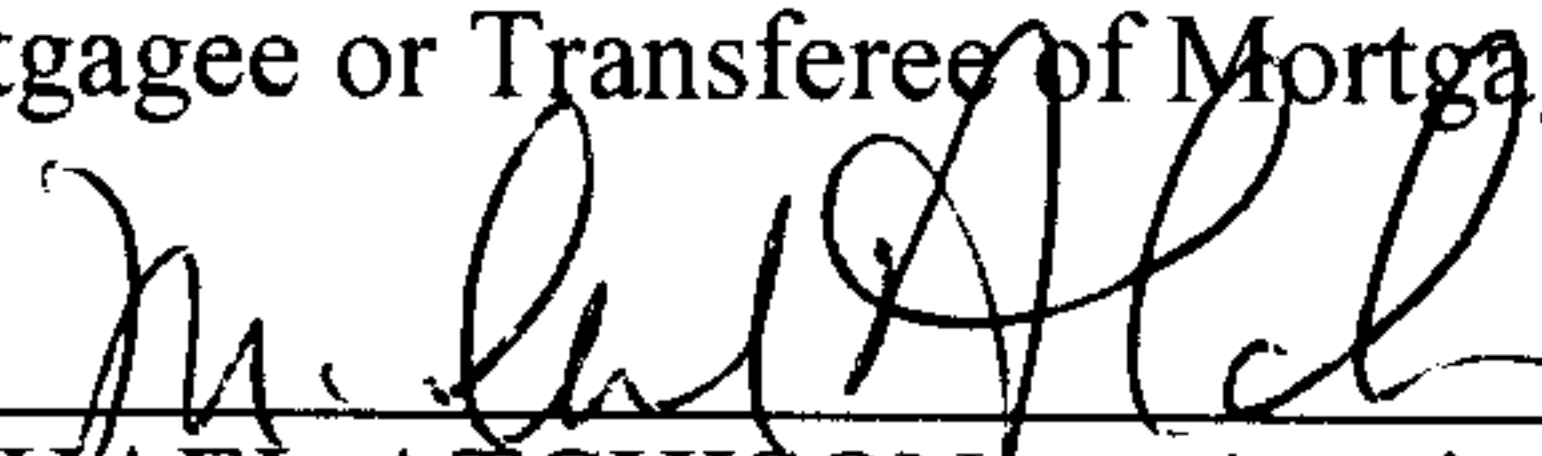
TO HAVE AND TO HOLD THE above described property unto Washington Mutual Bank, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.



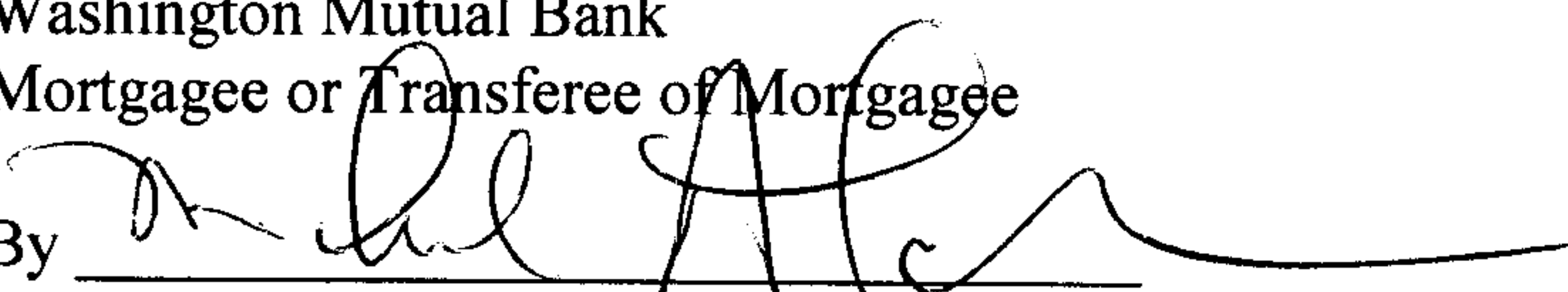
IN WITNESS WHEREOF, the said Washington Mutual Bank, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the March 10, 2008.

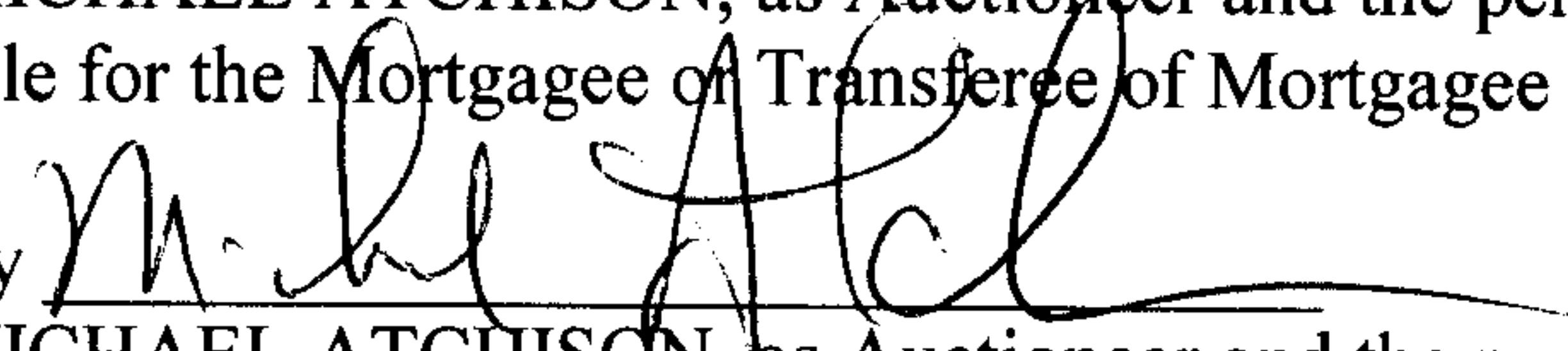
Theodore Robert Skrodzki and Nancy Dierker Skrodzki, Husband and  
Wife  
Mortgagors

Washington Mutual Bank  
Mortgagee or Transferee of Mortgagee

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

Washington Mutual Bank  
Mortgagee or Transferee of Mortgagee


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

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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 March 10, 2008.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/10/08

Instrument prepared by:  
EDITH S. PICKETT  
SHAPIRO & PICKETT, L.L.P.  
651 Beacon Parkway West, Suite 115  
Birmingham, Alabama 35209  
07-0664

GRANTEE'S ADDRESS  
Federal National Mortgage Association  
International Plaza II  
14221 Dallas Parkway; Suite 1000  
Dallas, Texas 75254

  
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