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Shelby Cnty Judge of Probate, AL
04/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

371

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 10, 1978, Howard D. Cook and

wife, Sally J. Cook, Mortgagors, executed a
certain mortgage to Molton, Allen & Williams, Inc.,
a corporation, which said mortgage is recorded in
Book 384, page 71, in the Probate Office of
Shelby County, Alabama, and

WHEREAS, on November 30, 1978, the said Molton, Allen & Williams,
Inc., a corporation did transfer and assign
said mortgage and the debt secured thereby to Federal National Mortgage
Association, a corporation organized under an Act
of Congress and existing pursuant to the Federal National Mortgage
Association charter, having its principal Office
in the City of Washington, District of Columbia, said transfer recorded in
Book 28, page 438, in said Probate Office; and
the said Federal National Mortgage Association, a corporation
is now the holder and owner of
said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured
by said mortgage, and the said Federal National Mortgage Association,
a corporation, as transferee, 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 publication in Shelby County Reporter
a newspaper of general interest and circulation
published in Shelby County, Alabama, in its issues of
March 12, 19 and 26, 1981; and

WHEREAS, on April 7, 1981 the day on which the foreclo-
sure sale was due to be held under the terms of said notice during the
legal hours of sale, said foreclosure was duly and properly conducted,
and the said Federal National Mortgage Association, a corporation
as transferee of said mortgage, did offer for sale and sell at public
outcry, in front of the Main entrance of the Court-
house of Columbiana, Shelby County, 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
Federal National Mortgage Association, a corporation, in the amount of
FIFTY ONE THOUSAND NINE HUNDRED THIRTY SEVEN and 06/100 (\$51,937.06) Dollars
which sum was offered to be credited on the indebtedness secured

NO TAX COLLECTED

Carretti & Newson

by said mortgage, and said property was thereupon sold to
Federal National Mortgage Association, a corporation, and;

WHEREAS, Cheryl L. Wilkinson acted as auctioneer as provided
in said mortgage and conducted the said sale; 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
FIFTY ONE THOUSAND NINE HUNDRED THIRTY SEVEN and 06/100 (\$51,937.06)
Dollars, Howard D. Cook and wife, Sally J. Cook
mortgagors, by and through the said Federal National Mortgage Association,
a corporation do grant, bargain
sell and convey unto the said Federal National Mortgage Association,
a corporation, the following described
real property, situated in Shelby County, Alabama,
to-wit:

Lot 2, of The Round Table Subdivision, as recorded in Map Book 7, Page 38,
in the Office of the Judge of Probate of Shelby County, Alabama, EXCEPT that
part of said Lot 2 more particularly described as follows: Begin at the North-
easterly corner of said Lot 2; thence in a Southeasterly direction, along the
East lot line of said Lot 2, a distance of 157.82 feet; thence 100 degrees
03' 08" right, in a Northwesterly direction and along the South lot line of said
Lot 2 a distance of 27.55 feet; thence 90 degrees right, in a Northeasterly
direction, a distance of 155.40 feet to the point of beginning.

Subject to taxes for the current year, 1981.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those
entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said

Federal National Mortgage Association, a corporation

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

IN WITNESS WHEREOF, the said

Howard D. Cook and wife, Sally J. Cook,

by Federal National Mortgage Association, a corporation

by Cheryl L. Wilkinson, as auctioneer conducting said sale, has caused these presents to be executed on this the 7 day of April, 19 81.

BOOK 332 PAGE 178

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 APR 10 AM 10:17

Enclosure
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Cheryl L. Wilkinson
AS AUCTIONEER

NO TAX COLLECTED

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cheryl L. Wilkinson

whose name as auctioneer for Federal National Mortgage Association, a corporation

, is signed to the foregoing conveyance and who is known to me, acknowledge before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 7th day of April, 19 81.

Harry R. Chadwick
Notary Public
My Commission Expires May 12, 1984

This document prepared by
Douglas Corretti
1804 7th Avenue North
Birmingham, Alabama 35203
Attys: CORRETTI & NEWSOM