

DANIEL M. SPITLER  
Attorney at Law  
1972 Chandalar Office Park  
Pelham, Alabama 35124

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Shelby Cnty Judge of Probate, AL  
04/15/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA )

SHELBY COUNTY )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, heretofore on, to-wit, the 26th day of November, 1980, T. F. White and wife, Bonnie White executed a certain mortgage to Ann L. Walker and C. P. Walker, which said mortgage is recorded in Mortgage Book 408, Page 489, 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 Ann L. Walker and C. P. Walker, as mortgagee, 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 in Shelby County, Alabama, in its issues of March 19, March 26, and April 2, 1981; and

WHEREAS, on April 13, 1981, 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 Ann L. Walker and C. P. Walker, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, 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 the said Ann L. Walker, in the amount of Ninety Three Thousand Seven Hundred Thirty Nine and 80/100 (\$93,739.80) Dollars which sum the said Ann L. Walker offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Ann L. Walker; and

WHEREAS, Daniel M. Spitler conducted said sale on behalf of Ann L. Walker and C. P. Walker; 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 of a credit in the amount of Ninety Three Thousand Seven Hundred Thirty Nine and 80/100 (\$93,739.80) Dollars on the indebtedness secured by said mortgage, the said T. F. White and wife, Bonnie White, by and through the said Ann L. Walker and C. P. Walker, as mortgagee, by Daniel M. Spitler, as auctioneer conducting said sale, do hereby grant, bargain and sell the following described real property situated in Shelby County, Alabama, to-wit:

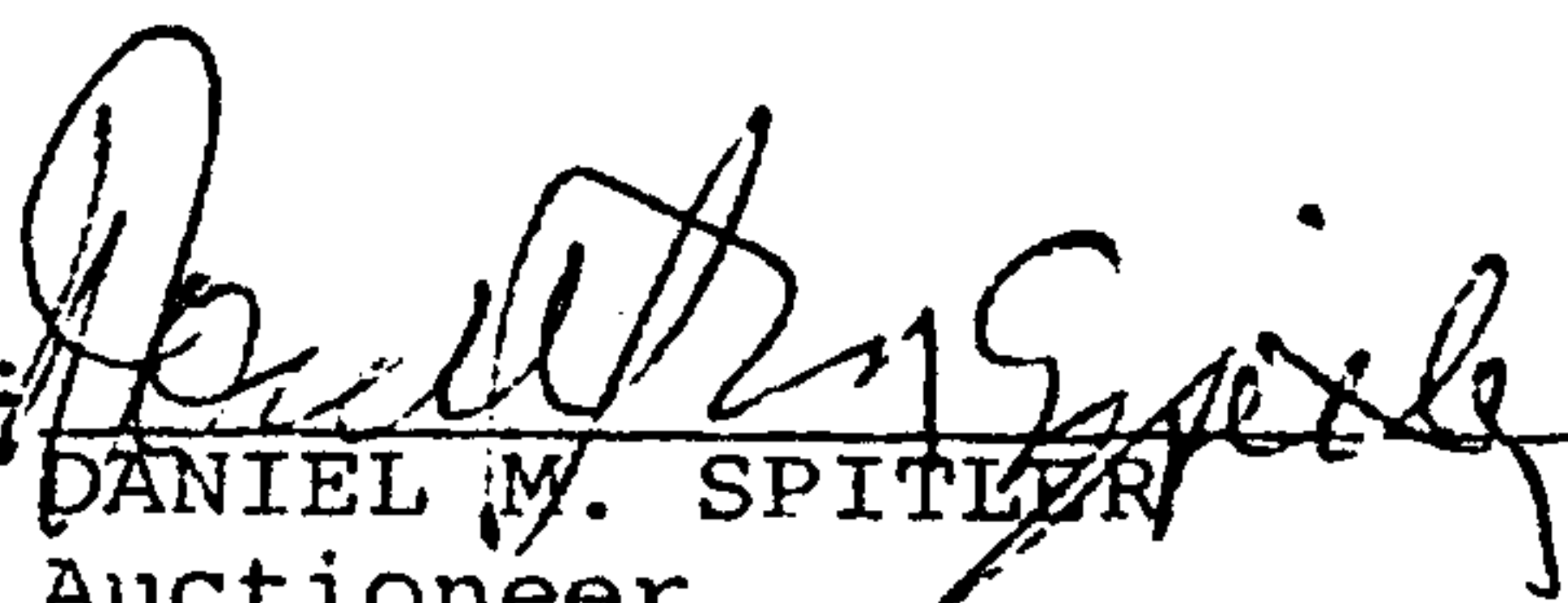
Daniel M. Spitler

Lots 13, 14, 15 and 16, in Block 4, according to map of Nickerson-Scott Survey, being a subdivision of a part of the E 1/2 of the SE 1/4 of Section 35 and part of the NW 1/4 of the SW 1/4 of Section 36, all in Township 20 South, Range 3 West, as recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Ann L. Walker, her heirs and assigns 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.

IN WITNESS WHEREOF, the said T. F. White and wife, Bonnie White, by and through the said Ann L. Walker and C. P. Walker, as mortgagee, by Daniel M. Spitler, as auctioneer conducting said said, have caused these presents to be executed on this 13th day of April, 1981.

ANN L. WALKER and  
C. P. WALKER  
Mortgagee

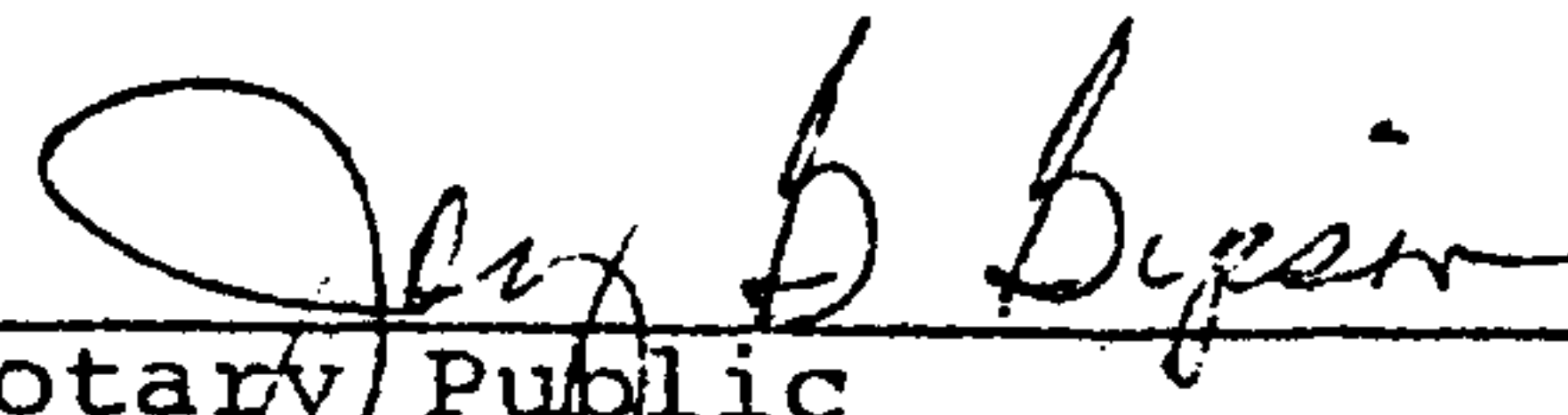
By:   
DANIEL M. SPITLER  
Auctioneer

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel M. Spitler, whose name as auctioneer for Ann L. Walker and C. P. Walker, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of April, 1981.

  
Notary Public

1981 APR 15 AM 11:52

Rec. 3.00  
Sub. 1.00  
4.00

BOOK 332 PAGE 285