

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, November 28, 1977, Tommie L. Dobyne and husband, Edward A. Dobyne, Sr., Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Book 372, Page 653, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Real Estate Financing, Inc., a corporation, 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 publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of February 4, 11 and 18, 1982; and

WHEREAS, on March 1, 1982, the day on which the foreclosure 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 Real Estate Financing, Inc., a corporation, as Mortgagee of said mortgage, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse 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 Branch Banking and Trust Company, a North Carolina Banking Corporation, which has its principal office and place of

Return to
 Conrad M. Foster Jr
 Wallace, Ellis, Threlk & Foster, Attorneys

business in Wilson, North Carolina, in the amount of FIFTY-EIGHT THOUSAND TWO HUNDRED FIFTY-NINE and 27/100 (\$58,259.27) DOLLARS, which sum was offered to be credited on the indebtedness secured by said mortgage, said property was thereupon sold to Branch Banking and Trust Company, a North Carolina Banking Corporation, which has its principal office and place of business in Wilson, North Carolina; and

WHEREAS, J. Thomas King, Jr., acted as auctioneer as provided in said mortgage and conducted the said sale; and

WHEREAS, said mortgage expressly authorized the person conducting this 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-EIGHT THOUSAND TWO HUNDRED FIFTY-NINE and 27/100 (\$58,259.27) DOLLARS, Tommie L. Dobyne and husband, Edward A. Dobyne, Sr., by and through the said Real Estate Financing, Inc., a corporation, do grant, bargain, sell and convey unto the said Branch Banking and Trust Company, a North Carolina Banking Corporation, which has its principal office and place of business in Wilson, North Carolina, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 4, Block 3, Indian Valley First Sector, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, 1982.

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 Branch Banking and Trust Company, a North Carolina Banking Corporation, which has its principal office and place of business in Wilson, North Carolina, 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 Tommie L. Dobyne and husband, Edward A. Dobyne, Sr., by Real Estate Financing, Inc., a corporation, by J. Thomas King, Jr., as auctioneer conducting said sale, have caused these presents to be executed on this the 1st day of March, 1982.

REAL ESTATE FINANCING, INC.

BY: *J. Thomas King, Jr.*
J. THOMAS KING, JR., AS AUCTIONEER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that J. Thomas King, Jr., whose name as auctioneer for Real Estate Financing, Inc., a corporation, 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 1st day of March, 1982.

[Signature]
NOTARY PUBLIC

This document prepared by:
J. Thomas King, Jr.
King and King
9131 Parkway East
Birmingham, Alabama 35206

My Commission Expires August 10, 1985

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

1982 MAR -1 PM 1:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 58.50
Rec. 4.50
Sub. 1.00

64.00

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