

823

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That Jimmy Ray Samudio and wife, Sharman Kaye Samudio, did, on to-wit, October 19, 1977, execute a mortgage to Real Estate Financing, Inc., which mortgage is recorded in Mortgage Record 370, Page 698, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by -----, by document recorded in Mortgage Book -----, Page -----, in the Office of the Probate Judge of ----- County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Real Estate Financing, Inc. 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 the City of Columbiana, Shelby County, Alabama, in its issues of June 3, 10, and 17, 1982; and

WHEREAS, on June 24, 1982, 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 Real Estate Financing, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said Real Estate Financing, Inc., in the amount of Seventy Thousand Three Hundred Eighty-Five and 00/100 -- DOLLARS (\$ 70,385.00), which sum the said Real Estate Financing, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Real Estate Financing, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of Seventy Thousand Three Hundred Eighty-Five and 00/100 -- DOLLARS (\$ 70,385.00), on the indebtedness secured by said mortgage, the said Jimmy Ray Samudio and wife, Sharman Kaye Samudio acting by and through the said Real Estate Financing, Inc., by J. Thomas King, Jr., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Real Estate Financing, Inc., by J. Thomas King, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and J. Thomas King, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Real Estate Financing, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Hunter's Glen as recorded in Map Book 6, Page 49, 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.

✓
King & King
9131 Park East
Birmingham, AL 35206

TO HAVE AND TO HOLD THE above described property unto Real Estate Financing, Inc.

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 Real Estate Financing, Inc. has caused this instrument to be executed by J. Thomas King, Jr., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said J. Thomas King, Jr. has executed this instrument in his capacity as such auctioneer on this the 24th day of June, 19 82.

** Jimmy Ray Samudio and wife,
Sharman Kaye Samudio Mortgagors

By Real Estate Financing, Inc.
Mortgagee ~~or Transferee of Mortgage~~

By J. Thomas King, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

** Real Estate Financing, Inc.
Mortgagee ~~or Transferee of Mortgage~~

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** J. Thomas King, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that J. Thomas King, Jr., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 19 82.

Phyllis C. Caw
Notary Public

My Commission expires August 16, 1985

THIS INSTRUMENT WAS PREPARED BY:
Name J. Thomas King, Jr., King and King
Address 9131 Parkway East
Birmingham, Alabama 35206