

This instrument was prepared by:

✓ Name: Harold H. Goings

Address: 2100-16th Avenue South
Birmingham, AL 35205

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, July 6, 1978 Melvin William Jones and wife, Sandra L. Jones (subsequently assumed by Ruthel J. Wilson and wife, Deborah Wilson) executed a certain mortgage on the property hereinafter described to Johnson & Associates Mortgage Company as recorded in Book 380, Page 401 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 26, Page 303 in the aforesaid Probate Office

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association did declare all of the indebtedness secured by 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 1, December 8 and December 15, ; and
1983

WHEREAS, on December 28, 1983, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Federal National Mortgage Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wade Richardson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal National Mortgage Association; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association in the amount of Thirty-five Thousand Eleven and 93/100 Dollars (\$35,011.93), which sum of money Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, the said Federal National Mortgage Association by and through Wade Richardson as Auctioneer conducting said sale and as attorney in fact for Federal National Mortgage Association and the said Wade Richardson as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Federal National Mortgage Association the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, in Block 1, according to the Survey of Armstrong Estates, First Sector as recorded in Map Book 5, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Federal National Mortgage Association, 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, Federal National Mortgage Association has caused this instrument to be executed by and through Wade Richardson as Auctioneer conducting said sale, and as Attorney in Fact, and Wade Richardson as Auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of December, 1983.

Recd 3.00
Jud 1.00
H.00

STATE OF ALA. SHELBY CO.
IDENTITY THIS
INSTRUMENT WAS FILED
1983 DEC 28 PM 1:08
Foreclosure
J. H. P. [unclear]

STATE OF ALABAMA
COUNTY OF SHELBY

Wade Richardson
Wade Richardson
as Auctioneer and Attorney in Fact

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Wade Richardson whose name as Auctioneer and Attorney in Fact for Federal National Mortgage Association 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 said Auctioneer and Attorney in Fact, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1983.

Robin D. Humphreys
Notary Public

BOOK 352 PAGE 160