

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, August 6, 1983, Johnny Duke and wife, Mary Elaine Duke, Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Book 435, Page 224, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on September 7, 1983, the said Real Estate Financing, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to Federal National Mortgage Association Charter, having its principal office in the City of Washington, District of Columbia, said transfer being recorded in Book 52, Page 586, 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 the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of March 8, 15 and 22, 1984; and

WHEREAS, on April 2, 1984, the day on which the foreclosure sale was due to be held under the terms of the 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 Shelby County Courthouse at Columbiana, Alabama, the property hereinafter described; and

King Ling King
913 Parkway East

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 FORTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-SEVEN AND 76/100 (\$48,787.76) DOLLARS, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association, a corporation; 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 said sale to execute to the purchaser at said sale a deed to the property so purchased.

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NOW, THEREFORE, in consideration of the premises and the credit of FORTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-SEVEN AND 76/100 (\$48,787.76) DOLLARS, Johnny Duke and wife, Mary Elaine Duke, 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:

From the Northeast corner of the NW 1/4 of Section 24, Township 18 South Range 1 East, run Southwardly along the East line of said 1/4-1/4 a distance of 249.26 feet; thence continue in a straight line along said 1/4-1/4 a distance of 235.00 feet; thence right 69 deg. 42 min. a distance of 1118.16 feet to a point on the East right of way line of Alabama Highway No. 25; thence right 94 deg. 25 min. 30 sec. along the East line of said Alabama Highway No. 25 a distance of 137.56 feet to the point of beginning; thence continue in the same direction a distance of 97.44 feet to a point; thence turn right an angle of 86 deg. 15 min. and run a distance of 153.63 feet to a point; thence turn to the right an angle of 89 deg. 40 min. and run a distance of 96.31 feet; thence turn an angle of 90 deg. to the right and run along the Northern line of road easement 160 feet to the point of beginning; being situated in Shelby County, Alabama. Together with the non exclusive right to use for ingress and egress 40 foot road easement which forms the southeastern boundary of subject property.

Subject to taxes for the current year, 1984, and subsequent years.

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 Johnny Duke and wife, Mary Elaine Duke, by Federal National Mortgage Association, a corporation, by J. Thomas King, Jr., as auctioneer conducting the said sale, have caused these presents to be executed on this the 2nd day of April, 1984.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: 

As Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Thomas King, Jr., whose name as auctioneer for Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 2nd day of April, 1984.


Notary Public

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

My Commission expires: 11/29/86

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED
Gore-Closure
1984 APR 2 AM 11:48
Thomas O. Gore
JUDGE OF PROBATE

Rec. 450
Ind 100

550

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