

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, October 21, 1983, Syvalouis Nance, Jr. and wife, Brenda L. Nance executed a certain mortgage on the property hereinafter described to First Southern Federal Savings & Loan Association of Mobile as recorded in Book 438, Page 173 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture, dated as of August 1, 1983, with Alabama Housing Finance Authority.

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 AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture, dated as of August 1, 1983, 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 April 11, April 18 and April 25, 1985; and

WHEREAS, on May 7, 1985, 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 AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture, dated as of August 1, 1983, with Alabama Housing Finance Authority did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

✓ *Carley Moncur*

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WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture, dated as of August 1, 1983, with Alabama Housing Finance Authority

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983, with Alabama Housing Finance Authority, in the amount of Seventy-three Thousand Three Hundred Twenty-nine and 47/100 Dollars (\$73,329.47), which sum of money AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture, dated as of August 1, 1983, with Alabama Housing Finance Authority, offered to credit on the indebtedness secured by said mortgage, the said AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983 with Alabama Housing Finance Authority, by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact, AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983 with Alabama Housing Finance Authority, and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983 with Alabama Housing Finance Authority the following described property situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983 with Alabama Housing Finance Authority, 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, AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983 with Alabama Housing Finance Authority, has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 7th day of May, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Foreclosure
1985 MAY -7 PM 12:49

Thomas W. Simmons, Jr.
JUDGE OF PROBATE

Rec 500
Ind 100
600

Harold H. Goings
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact, AmSouth Bank, N.A., Birmingham, Alabama as Trustee under a certain Trust Indenture dated as of August 1, 1983, with Alabama Housing Finance Authority, 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 the 7th day of May, 1985.

Robert H. Simmons
Notary Public

