

THIS INSTRUMENT PREPARED BY:

R. A. NORRED, ATTY.
3928 MONTCLAIR RD.
SUITE 130
BIRMINGHAM, AL 35213

719

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: August 20, 1984
Curtis Brown and wife JoAnn Brown executed a certain
mortgage on the property hereinafter described to Mid-State Homes, Inc.,
which said mortgage is recorded in Book 454, Page 702-03, in the Probate Office of Shelby
County, Alabama; and,

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 of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 consecutive weeks prior to said sale at public out-cry 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, said mortgage with the powers therein contained was duly assigned to Jim Walter Homes, Inc.
on the 25th day of January, 1985; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of Aug. 1; Aug. 8; August 15; and, August 22, 1985.

WHEREAS, on September 11, 1985, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Jim Walter Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Jim Walter Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc. in the amount of Seven thousand, two hundred, ninety-five and 04/100-Dollars, which sum of money Jim Walter Homes, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.,

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 7,295.04 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc. by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact for Jim Walter Homes, Inc. and the said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Jim Walter Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land containing 0.65 acres in the N.W. 1/4 of the N.E. 1/4 of Sec. 1, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:
Commence at the southwest corner of the N.W. 1/4 of the N.E. 1/4 of said Sec. 1, Thence run north along the west 1/4-1/4 line a distance of 635.82 feet to the point of beginning; Thence continue last course a distance of 135.0 feet, Thence turn right 89° 25' 44" and run easterly a distance of 210.0 feet, Thence turn right 90° 34' 16" and run south a distance of 135.0 feet, Thence turn right 89° 25' 44" and run westerly a distance of 210.0 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., 1500 No Dale Mabry Hiway, Tampa, Fl 33622, its heirs 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.

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R. A. NORRED, ATTORNEY
3928 MONTCLAIR RD., SUITE 130
BIRMINGHAM, ALABAMA 35213

IN WITNESS WHEREOF

Jim Walter Homes, Inc.,

has caused this instrument

to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and
as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereto set his hand
and seal on this the 11th day of September, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FOR CLOSURE
1985 SEP 13 AM 11:01

Rec. 500
Ind. 100
600

BY

R.A. Norred
and Attorney in Fact

R.A. Norred
conducting said sale.

as Auctioneer

as Auctioneer

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STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred

, whose name as Auctioneer and Attorney in Fact for Jim Walter Homes, Inc.,

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 on this the

12th

day of

September 85

Notary Public

RETURN TO:

R. A. NORRED, ATTY.
3928 MONTCLAIR RD.
SUITE 130
BIRMINGHAM, AL 35213