

947

given back to.
This instrument prepared by:
Thomas E. Walker
✓ Johnston, Barton, Proctor,
Swedlaw & Naff
1100 Park Place Tower
Birmingham, Alabama 35203

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore, on, to-wit, the 8th of January, 1985, Rushton, Inc. executed a certain mortgage to AmSouth Mortgage Company, Inc. which said mortgage is recorded in Real Book 014, page 461, in the Office of the Probate Judge of Shelby County, Alabama and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Mortgage Company, Inc., as mortgagee, 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 within Shelby County, Alabama, in its issues of February 20, 1986, February 27, 1986 and March 6, 1986; and

WHEREAS, on March 18, 1986, 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 the said AmSouth Mortgage Company, Inc. as mortgagee, did offer for sale and sell at public outcry, in front of the courthouse door, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said AmSouth Mortgage Company, Inc. in the amount of \$50,700.00 (Fifty Thousand Seven Hundred and 00/100 Dollars, which sum the said AmSouth Mortgage Company, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to AmSouth Mortgage Company, Inc.

WHEREAS, Kathryn H. Gray conducted said sale on behalf of AmSouth Mortgage Company, Inc.

*Guarantee Address.
AmSouth Mfg Co.
P.O. Box 847
Bham 35202.*

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;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$50,700.00 Fifty Thousand Seven Hundred and 00/100 Dollars on the indebtedness secured by said mortgage, the said Rushton, Inc., by and through the said AmSouth Mortgage Company, Inc., as mortgagee, by Kathryn H. Gray, as auctioneer conducting said sale, hereby grant, bargain, and sell to AmSouth Mortgage Company, Inc., the following described real property situated in Shelby County, Alabama, to-wit:

Lot 20, Block 4, according to the survey of Meadowlark, as recorded in Map Book 7, page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the said AmSouth Mortgage Company, Inc., its successors and assigns, 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 Rushton, Inc., by and through the said AmSouth Mortgage Company, Inc., as mortgagee, by Kathryn H. Gray, as auctioneer conducting said sale, have caused these presents to be executed on this the 18th day of March, 1986.

Rushton, Inc.
Mortgagor

Mortgagee
AmSouth Mortgage Company, Inc.

Kathryn H. Gray
Auctioneer
By: Kathryn H. Gray

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kathryn H. Gray, whose name as auctioneer for AmSouth Mortgage Company, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th of March, 1986.

Donna P. Walker
Notary Public

My Commission Expires



exempt deed
RECORDING FEES
Recording Fee \$ 7.50
Index Fee 1.00
TOTAL \$ 8.50

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAR 18 PM 12:37

Thomas H. [Signature]
JUDGE OF THE COURT