

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Herman Edward Wheeler and wife, Christine V. Wheeler, did, on to-wit, June 25, 1985 execute a mortgage to Freedlander, Inc. The Mortgage People which mortgage is recorded in Mortgage Record 32, Page 717, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Freedlander, Inc. The Mortgage People 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 Shelby County Reporter, a newspaper of general circulation published in the County of Shelby, Alabama, in its issues of March 13, 20 and 27, 1986; and

WHEREAS, on April 11, 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 Freedlander, Inc. The Mortgage People did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Freedlander Financial Services Corporation, in the amount of Twenty One Thousand One Hundred Fifty Five and 84/100 DOLLARS (\$21,155.84), which sum the said Freedlander, Inc. The Mortgage People offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Freedlander Financial Services Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Twenty One Thousand One Hundred Fifty Five and 84/100 DOLLARS (\$21,155.84), on the indebtedness secured by said mortgage, the said Herman Edward Wheeler and wife, Christine V. Wheeler, acting by and through the said Freedlander, Inc. The Mortgage People by N. Daniel Rogers, III, as said auctioneer and the person conducting the said sale for the mortgagee or transferee of mortgagee, and the said Freedlander, Inc. The Mortgage People, by N. Daniel Rogers, III, as said auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, and N. Daniel Rogers, III, as said auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, do hereby grant, bargain, sell and convey unto Freedlander Financial Services Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 9 and 10 of Mitchell Subdivision, as recorded in Map Book 4, page 41, in the Probate Office of Shelby County, Alabama.

Barnett Tingle et al
1600 City Fed Bldg.
B'ham, AL 35204

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TO HAVE AND TO HOLD THE above described property unto Freedlander Financial Services Corporation, 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 Freedlander, Inc. The Mortgage People has caused this instrument to be executed by N. Daniel Rogers, III, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said N. Daniel Rogers, III has executed this instrument in his capacity as such auctioneer on this the 11th of April, 1986.

Herman Edward Wheeler and wife,
Christine V. Wheeler Mortgagor

By Freedlander, Inc. The Mortgage People
Mortgagee or Transferee of Mortgagee

By N. Daniel Rogers, III
as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

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Mortgagee or Transferee of Mortgagee

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as Auctioneer and the person conducting said sale
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STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that N. Daniel Rogers, III, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th of April, 1986.

John D. Johnson
NOTARY PUBLIC
My Commission expires: 6-29-88

STATE OF ALABAMA BY 12
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 APR 11 PM 1:23

THIS INSTRUMENT WAS PREPARED BY:
ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
Birmingham, Alabama 35203

Robert R. Sexton
Attorney at Law
1. Deed Tax \$ 21.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 27.50