

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

2359

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS F P NO. 13, LTD., an Alabama limited partnership did on the 31st day of December, 1982, execute a mortgage to Guaranty Savings and Loan Association, which mortgage is recorded in Mortgage Book 426 Page 172, in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was ultimately transferred and assigned to Cameron-Brown Company by instrument recorded in Misc. Book 52 at Page 369 in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Cameron-Brown Company, transferee

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 in Shelby County, Alabama, in its issues of October 9, 1986, October 16, 1986 and October 23, 1986; and

WHEREAS, on October 30, 1986, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Cameron-Brown Company, transferee

did offer for sale and did sell at public outcry, in front of the Court House door of 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 Cameron-Brown Company, transferee

in the amount of Forty-four Thousand Seventy-five and 78/100----- (\$44,075.78)----- Dollars, which sum the said Cameron-Brown Company, transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Cameron-Brown Company, transferee; and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of Cameron-Brown Company, transferee; 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;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Forty-four Thousand Seventy-five and 78/100----- (\$44,075.78)----- Dollars, on the indebtedness secured by said mortgage, the said Cameron-Brown Company, transferee

by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

This instrument was prepared by
W. A. JENKINS, JR., Attorney
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

said sale does hereby grant, bargain, sell and convey unto the said
Cameron-Brown Company, transferee
the following described property situated in Shelby County,
Alabama, to-wit:

Lot 17, as shown by map or plat of Sunnydale Estates,
Third Sector, dated June 30, 1978 and recorded in
Map Book 7, at Page 78, in the Office of the Judge
of Probate of Shelby County, Alabama.

Chattel Items: Kitchen range and wall to wall carpeting

STATE OF ALABAMA
JUDGE OF PROBATE

1986 OCT 30 AM 11:02

W. A. Jenkins, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ None
2. Mtg. Tax 0.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

TO HAVE AND TO HOLD the above described property unto the said
Cameron-Brown Company, transferee
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 Cameron-Brown Company, transferee
by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these
presents to be executed on this the 30th day of October, 1986

CAMERON-BROWN COMPANY
Transferee

By W. A. Jenkins, Jr.
Agent and Auctioneer

BOOK 097 PAGE 811

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said
State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer
and Agent for Cameron-Brown Company, transferee

is signed to the foregoing conveyance, and who is known to me, acknow-
ledged before me on this day, that, being informed of the contents of
the conveyance, he, in his capacity as such Auctioneer and Agent, and
with full authority, executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 30th day of
October, 1986

Lucy B. Bishop
Notary Public

MY COMMISSION EXPIRES APRIL 17, 1987

LUCY B. BISHOP
NOTARY
PUBLIC