

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

893

\*Alabama limited partnership

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Jeffrey B. Coste, a single person and ALB, Ltd., an \* did on the 17th day of December, 1984, execute a mortgage to Guaranty Federal Savings and Loan Association, which mortgage is recorded in Mortgage Book 012 Page 821, in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was ultimately transferred and assigned to Mid-States Mortgage Corporation by instrument recorded in Book 020 at Page 04 in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Mid-States Mortgage Corporation, 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 23, 1986, October 20, 1986 and November 6, 1986; and

WHEREAS, on November 13, 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 Mid-States Mortgage Corporation, 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 Mid-States Mortgage Corporation, transferee

in the amount of Seventy Thousand Eight Hundred Eleven and 59/100----- (\$70,811.59)-----Dollars, which sum the said Mid-States Mortgage Corporation, transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Mid-States Mortgage Corporation, transferee; and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of Mid-States Mortgage Corporation, 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 Seventy-Thousand Eight Hundred Eleven and 59/100----- (\$70,811.59)----- Dollars, on the indebtedness secured by said mortgage, the said Mid-States Mortgage Corporation, 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

BOOK PAGE 847

said sale does hereby grant, bargain, sell and convey unto the said

Mid-States Mortgage Corporation, transferee  
the following described property situated in Shelby County,  
Alabama, to-wit:

Lot 30, Block 2, according to the Map and Survey of Bermuda  
Hills, Second Sector, First Addition, as recorded in Map  
Book 7, Page 16, in the Office of the Judge of Probate of  
Shelby County, Alabama.

Chattel Items: Wall to wall carpeting, dishwasher, vent fan  
and kitchen range.

TO HAVE AND TO HOLD the above described property unto the said  
Mid-States Mortgage Corporation, 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 Mid-States Mortgage Corporation,  
transferee  
by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these  
presents to be executed on this the 13th day of November, 1986

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

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 Mid-States Mortgage Corporation, 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 13th day of  
November, 1986.

STATE OF ALA. SHELBY CO.  
I HEREBY FILED THIS  
NOTARIAL INSTRUMENT FOR THE  
*Foreclosure*  
1986 NOV 13 AM 11:30

*Linda J. Bishop*  
Notary Public  
MY COMMISSION EXPIRES APRIL 17, 1987

1. Deed Tax \$         
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00



SPS 100