

2384

SMITH, C.E.

VA Form 26-40 (322)  
JUNE 1983. Use optional. Section 1810,  
Title 38 U.S.C.. Acceptable to  
Federal National Mortgage Association

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS: That JAMES DAVID MATHERSON and spouse FLORENCE M. MATHERSON, did, on to-wit, November 11, 1977 execute a mortgage to CHURCHILL MORTGAGE CORPORATION, which mortgage is recorded in Mortgage Record 371, Page 406, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by US MORTGAGE CORPORATION,\* by document recorded in Mortgage Book 68, Page 417, 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 US MORTGAGE CORPORATION 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of March 19, 26 & April 2, 1987; and

WHEREAS, on April 20, 1987, 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 US MORTGAGE CORPORATION 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

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WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said US MORTGAGE CORPORATION, in the amount of FORTY THOUSAND TWO HUNDRED SIXTY EIGHT AND 78/100 DOLLARS (\$40,268.78), which sum the said US MORTGAGE CORPORATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said US MORTGAGE CORPORATION; and

BOOK  
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 FORTY THOUSAND TWO HUNDRED SIXTY EIGHT AND 78/100 DOLLARS (\$ 40,268.78), on the indebtedness secured by said mortgage, the said JAMES DAVID MATHERSON and spouse, FLORENCE M. MATHERSON acting by and through the said US MORTGAGE CORPORATION, by WADE H. MORTON, JR., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said US MORTGAGE CORPORATION, by WADE H. MORTON, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and WADE H. MORTON, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto US MORTGAGE CORPORATION, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, in Block 5, according to the map and survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Return to preparer - see next page

Arthur H. Stephens  
P.O. Box 307  
Huntsville, Ala.

TO HAVE AND TO HOLD THE above described property unto \_\_\_\_\_

US MORTGAGE 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 US MORTGAGE CORPORATION, has caused this instrument to be executed by WADE H. MORTON, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said WADE H. MORTON, JR. has executed this instrument in his/her capacity as such auctioneer on this the 20th day of April, 19 87.

\*\* JAMES DAVID MATHERSON and spouse,  
FLORENCE M. MATHERSON Mortgagors

By US MORTGAGE CORPORATION  
Mortgagee or Transferee of Mortgagee

By Waide H. Morton, Jr.  
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

\*\* US MORTGAGE CORPORATION  
Mortgagee or Transferee of Mortgagee

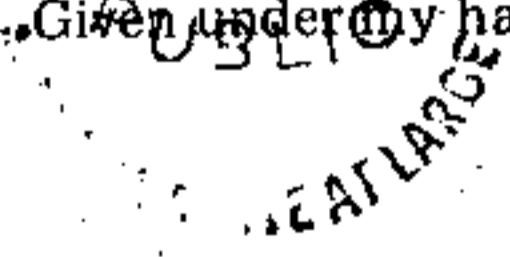
By Waide H. Morton, Jr.  
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

\*\* Waide H. Morton, Jr.  
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WADE H. MORTON, JR., 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/she, in his/her 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 20th day of April, 19 87.



Waide H. Morton, Jr.  
Notary Public

My Commission expires My Commission Expires August 4, 1987 STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1987 APR 22 AM 11:05

Foreclosure Deed  
JUDGE OF PROBATE

1. Doc. Fee  
2. Notary  
3. Rec. Fee 5.00  
4. Tax 1.00  
TTL 6.00

THIS INSTRUMENT WAS PREPARED BY:  
Name Arthur M. Stephens  
Address P. O. Box 307  
Huntsville, AL 35804