

This instrument prepared by:

Jerry E. Held, Esquire
SIROTE, PERMUTT, MCDERMOTT, SLEPIAN,
FRIEND, FRIEDMAN, HELD & APOLINSKY, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

GMAC Mortgage Corporation

7320 Old York Road

Philadelphia, Pa. 19126-1894

Loan # 01297-1541210

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 1st day of

March, 1983, FP NO. 5, Ltd., an Alabama limited

partnership, executed a certain mortgage on real
property hereinafter described to Morris Mortgage Corp.

, which said mortgage
was recorded in the Office of the Judge of Probate of

Shelby County, Alabama, in Book 428,

Page 17; and which said mortgage was subsequently transferred and

assigned to Government National Mortgage Association by

instrument recorded in the aforesaid Probate Office in Book 125

, Page 543; and

WHEREAS, in and by said mortgage, the Mortgagee was author-
ized and empowered in case of default in the payment of the indebtedness
secured thereby, according to the terms thereof, to sell said property

before the Courthouse door in the City of Columbiana,

Shelby County, Alabama, after giving notice of the
time, place, and terms of said sale in some newspaper published in said
County by publication once a week for three (3) consecutive weeks
prior to said sale at public outcry for cash, to the highest bidder, and
said mortgage provided that in case of sale under the power and authority
contained in same, the Mortgagee or any person conducting said sale for
the Mortgagee was authorized to execute title to the purchaser at said
sale; and it was further provided in and by said mortgage that the Mort-
gagee may bid at the sale and purchase said property if the highest
bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said Government National Mortgage
Association did declare all of the indebtedness
secured by said mortgage subject to foreclosure as therein provided and

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did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 29, May 6, 13, 1987; and

WHEREAS, on May 20, 1987, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Government National Mortgage Association did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph H. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Government National Mortgage Association; and

WHEREAS, Government National Mortgage Association was the highest bidder and best bidder in the amount of fifty thousand, six hundred, sixty three and 3/100 dollars (\$ 50,663.03) on the indebtedness secured by said mortgage, the said Government National Mortgage Association by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Government National Mortgage Association does hereby grant, bargain, sell and convey unto Government National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Lot 3, Block "A", according to the amended map of Fox Haven, 1st Sector, as recorded in Map Book 7, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Government National Mortgage Association, its/
his successors/heirs and assigns forever; subject, however, to the
statutory rights of redemption from said foreclosure sale on the
part of those entitled to redeem as provided by the laws in the
State of Alabama.

IN WITNESS WHEREOF, Government National Mortgage
Association, Mortgagee, has/have caused this
instrument to be executed by and through Joseph H. McQueen,
as auctioneer conducting said sale and as attorney-in-fact for
said Mortgagee, and said Joseph H. McQueen, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 20th day of May,
19 87.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION
(MORTGAGEE)

By: Joseph H. McQueen
Auctioneer and Attorney-in-Fact
Joseph H. McQueen

Joseph H. McQueen
Auctioneer Conducting Said Sale
Joseph H. McQueen

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Joseph H. McQueen,
whose name as auctioneer and attorney-in-fact for Government
National Mortgage Association, Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
on this the 20th day of May, 19 87.



JEH: shc

Robert J. Jones
Notary Public

My Commission Expires: 10-11-90

STATE OF ALABAMA
JUDGE OF PROBATE

1987 MAY 20 AM 11:18

1. Paid Tax \$ Foreclosure
2. Mfg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50