

This instrument prepared by:
H. Dean Mooty, Jr.
57 Adams Avenue
Montgomery, Alabama 36197

1305

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That Michael Lee Wood and Gena R. Humphries did, on to-wit, November 8, 1985, execute a mortgage to First Federal Savings and Loan Association of Alabama, which mortgage is recorded in Book 049, Page 72, 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 Union Bank & Trust Company, as Trustee under a certain Trust Indenture dated as of May 1, 1985, with the Alabama Housing Finance Authority, by document recorded in Book 110, Page 605, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Union Bank & Trust Company, as Trustee aforesaid, 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 June 24, July 1 and 8, 1987; and,

WHEREAS, on July 21, 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 Union Bank & Trust Company, as Trustee aforesaid, 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 the said Union Bank & Trust Company, as Trustee aforesaid, in the amount of Forty Seven Thousand Nine Hundred Sixty and 46/100 Dollars (\$47,960.46), which sum the said Union Bank & Trust Company, as Trustee aforesaid, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Bank & Trust Company, as Trustee aforesaid; 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 Forty Seven Thousand Nine Hundred Sixty and 46/100 Dollars (\$47,960.46), said Michael Lee Wood and Gena R. Humphries, acting by and through the said Union Bank & Trust Company, as Trustee aforesaid, by H. Dean Mooty, Jr., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Bank & Trust Company, as Trustee aforesaid by H. Dean Mooty, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and H. Dean Mooty, 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 Union Bank & Trust Company, as Trustee aforesaid, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, Block 3, according to the map and survey of Meadowgreen, as recorded in Map

Capell, Howard, Knabe & Cobb
57 - Adams Ave

BOOK 141 PAGE 503

Book 6, page 59, in the Office of the Judge
of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Union
Bank & Trust Company, as Trustee aforesaid, 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 Union Bank & Trust Company, as
Trustee aforesaid, has caused this instrument to be executed by
H. Dean Mooty, Jr., as auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee, and in witness
whereof the said H. Dean Mooty, Jr., has executed this instrument
in his capacity as such auctioneer, on this the 21st day of July,
1987.

Michael Lee Wood and Gena R.
Humphries, Mortgagors

By: Union Bank & Trust Company, as
Trustee for Alabama Housing
Finance Authority, Mortgagee
or Transferee of Mortgagee

1. Deed Tax *Foreclosure*
2. Mtg. Tax
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600

By H. Dean Mooty, Jr.
As Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of
Mortgagee

Union Bank & Trust Company, as
Trustee for Alabama Housing Finance
Authority, Mortgagee or Transferee
of Mortgagee

By H. Dean Mooty, Jr.
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

H. Dean Mooty, Jr.
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State of
Alabama at Large, hereby certify that H. Dean Mooty, Jr., whose
name as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of the 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 21st day of
July, 1987.

(Seal)

Mary O. Easterling
Notary Public
My commission expires: May 13, 1991