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FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on April 22, 1987, Kerry W. Seale Construction, Inc. (the "Mortgagor") executed a certain mortgage (the "Mortgage") to First Southern Federal Savings and Loan Association, now known as Altus Bank, a federal savings bank (the "Mortgagee"), the Mortgage being recorded in Real Property Book 126, Page 936, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and the Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable, and the Mortgage subject to foreclosure as therein provided, and did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of March 16, 23 and 30, 1988; and

WHEREAS, the foreclosure sale scheduled for April 13, 1988, was continued until April 26, 1988, and the notice of the continuation of the sale was published in the Shelby County Reporter in its issue of April 20, 1988; and

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WHEREAS, on April 26, 1988, the day on which the foreclosure sale was due to be held between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Mortgagee in the amount of sixty-six thousand, two hundred ninety-five dollars (\$66,295.00) which sum was offered to be credited on the indebtedness secured by the Mortgage and said property was thereupon sold to the Mortgagee; and

WHEREAS, Gwen L. Windle conducted said sale on behalf of the said Mortgagee; and

WHEREAS, the 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 the credit of sixty-six thousand, two hundred ninety-five dollars (\$66,295.00) of the purchase price, the Mortgagor, by and through the Mortgagee, does grant, bargain, sell and convey unto the Mortgagee the following described real property situated in Shelby County, Alabama to-wit:

Lot 51, according to the Survey of Third Sector, Port South as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD, the above described property unto the Mortgagee, its successors and assigns 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 and subject to the easements, encumbrances and exceptions contained in the Mortgage, and subject to any easements, encumbrances or other matters of record which take priority over the Mortgage.

IN WITNESS WHEREOF, the Mortgagor, by the Mortgagee, by Gwen L. Windle as auctioneer conducting said sale, caused these presents to be executed on this the 9th day of May, 1988.

Kerry W. Seale Construction, Inc.
as Mortgagor

By: Altus Bank as Mortgagee

Gwen L. Windle

By: Gwen L. Windle
as Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gwen L. Windle, whose name as auctioneer for 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 this conveyance, she in her capacity as such auctioneer executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of May, 1988.

Katherine S. Davis
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES MARCH 29, 1992

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY 10 AM 11:14

Thomas P. Francis, Jr.
JUDGE OF PROBATE

1. Deed Tax *Foreclosure*
2. Mig. Tax
3. Recorder's Fee 5.00
4. Notary Fee 1.00
TOTAL 6.00