

MORTGAGE FORECLOSURE DEED

THIS INSTRUMENT PREPARED BY:
H. DEAN MOOTY, JR.
57 ADAMS AVENUE
MONTGOMERY, AL 36104

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That James F. Roberson and wife, Sheila Roberson, did, on to-wit, July 31, 1985, execute a mortgage to AmSouth Mortgage Company, Inc., which mortgage is recorded in Liber 036, Page 710, 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 051, Page 162, 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 May 18, 25, and June 1, 1988; and,

WHEREAS, on June 10, 1988, 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 Seventy-Two Thousand Nine Hundred Forty-Four and 23/100 Dollars (\$72,944.23), 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 Seventy-Two Thousand Nine Hundred Forty-Four and 23/100 Dollars (\$72,944.23), said James F. Roberson and Sheila Roberson, 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 8, Block 2, according to Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128 in the Probate Office of

✓ Capell, Howard et al

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Shelby County, Alabama; being situated in
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 10th day of June, 1988.

James F. Roberson and
Sheila Roberson, Mortgagors

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

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 10 PM 12:29

Thomas H. Easterling, Jr.
JUDGE OF PROBATE

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1. Deed Tax *Preclosure*
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

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 10th day of June, 1988.

(Seal)

Mary O. Easterling
Notary Public
My Commission Expires: 5/12/91