

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 27, 1983,  
Robert Lee Milwood and wife, Emily Jean Milwood, and ALB, Ltd., an Alabama Limited  
Partnership  
mortgagors, executed a certain mortgage to Guaranty Federal Savings  
and Loan Association, which said mortgage is recorded  
in ~~Volume~~ <sup>BOOK</sup> 434, Record of Mortgages, at Page 361, in the Office of  
the Judge of Probate of Shelby County, Alabama, which said  
mortgage was transferred and assigned to MortgageAmerica, Inc.,  
by assignment dated August 9, 1983,  
recorded in Mortgage Assignment ~~Volume~~ <sup>BOOK</sup> 52, Page 140,  
said Probate Office; which said mortgage was re-transferred and re-assigned  
to Jackson Company, a Delaware Corporation,  
by assignment dated April 30, 1984, recorded in Mortgage Assign-  
ment ~~Volume~~ <sup>BOOK</sup> 57, at Page 11, said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured  
by said mortgage and the said SouthTrust Mortgage Corporation (formerly Jackson  
Company), a Delaware Corporation, did declare all of the indebted-  
ness secured by the said mortgage due and payable and said mortgage sub-  
ject to foreclosure as therein provided 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 in Shelby County,  
Columbiana, Alabama, in its issues of May 25, June 1,  
and 8, 1988; and

WHEREAS, on June 28, 1988, the day on which the  
foreclosure sale was due to be held under the terms of said notice,  
during the legal hours of sale, said foreclosure was duly and properly  
conducted and the said SouthTrust Mortgage Corporation, a  
Delaware Corporation, did offer for sale and sell at public out-  
cry, in front of the main entrance of the Court House  
at Columbiana, Shelby county, Alabama, the  
property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described  
in the aforementioned mortgage was the bid of SouthTrust Mortgage Corporation,  
a Delaware Corporation, in the amount of Fifty One Thousand Five  
Hundred Sixty Seven and 63/100 (\$51,567.63) Dollars,  
which sum was offered to be credited to the indebtedness secured

BOOK 191 PAGE 687

Carroll Peterson

by said mortgage, and said property was thereupon sold to \_\_\_\_\_  
SouthTrust Mortgage Corporation, a Delaware Corporation \_\_\_\_\_ and;

WHEREAS, William Patrick Harkins acted as auctioneer as provided  
in said mortgage and conducted the said sale, and;

WHEREAS, said 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 \_\_\_\_\_  
Fifty One Thousand Five Hundred Sixty Seven and 63/100 ----(\$51,567.63) \_\_\_\_\_ Dollars,  
Robert Lee Milwood and wife, Emily Jean Milwood, and ALB, Ltd., an mortgagors, by  
Alabama Limited Partnership  
and through the said SouthTrust Mortgage Corporation, a Delaware  
Corporation do grant, bargain, sell and convey unto the  
said SouthTrust Mortgage Corporation, a Delaware Corporation the following  
described real property, situated in Shelby County,

Alabama, to-wit:

Lot 4, Block 2, according to the map of Meadowgreen Subdivision, as recorded  
in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby  
County, Alabama.

Included as additional collateral for this indebtedness is the wall-to-wall  
carpeting and the kitchen range now installed and any subsequent replacement  
therefor.

Subject to taxes for the current year, 1988.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled  
to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said \_\_\_\_\_

SouthTrust Mortgage Corporation, a Delaware Corporation

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.

IN WITNESS WHEREOF, the said Robert Lee Milwood and wife, Emily Jean  
Milwood, and ALB, Ltd., an Alabama Limited Partnership,

by SouthTrust Mortgage Corporation, a Delaware Corporation,

by William Patrick Harkins, as auctioneer conducting

said sale, has caused these presents to be executed on this the 28th day of

June, 19 88.

SOUTHTRUST MORTGAGE CORPORATION, A  
DELAWARE CORPORATION

1. Deed Tax \$ \_\_\_\_\_  
2. Mtg. Tax Foreclosure  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 8.50

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN 28 PM 12:41

William Patrick Harkins  
JUDGE OF PROBATE

BY:

William Patrick Harkins  
AS AUCTIONEER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,  
hereby certify that William Patrick Harkins,

whose name as auctioneer for SouthTrust Mortgage Corporation, a Delaware  
Corporation, is signed to the foregoing conveyance and

who is known to me, acknowledge before me on this day, being informed of the contents of  
this conveyance he or she, in his or her capacity as such auctioneer executed the same  
voluntarily on the day same bears date.

Given under my hand and official seal, this 28th day of

June, 19 88.

Shary L. Chadwick (Eugene)  
Notary Public

This document prepared by  
Douglas Corretti  
1804 - 7th Avenue North  
Birmingham, Alabama 35203  
ATTORNEYS: CORRETTI & NEWSOM

Commission expires: 6/9/92

BOOK 191 PAGE 689