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This instrument prepared by:
Robert H. Adams
2125 Morris Avenue
Birmingham, AL 35203
6359-88-59817

FIRST FEDERAL OF S.C.
Loan No.: 1411666799

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 21, 1986, John L. Beam and wife, Amanda Fisher Beam, mortgagors, executed a certain mortgage to MortgageAmerica, Inc. which said mortgage is recorded in Book 62, Record of Mortgages, page 846, in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being assigned to First Federal Savings and Loan Association of South Carolina in Book 165, page 729; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal Savings and Loan Association of South Carolina did declare all of the indebtedness secured by the said mortgage due and payable, and said mortgage subject 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, Alabama, in its issues of November 9, 16 and 23, 1988; and,

WHEREAS, on November 30, 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 First Federal Savings and Loan Association of South Carolina did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at 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 First Federal Savings and Loan Association of South

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Carolina in the amount of Sixty-six Thousand Six Hundred Forty-six and 67/100 Dollars (\$66,646.67), which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to First Federal of South Carolina; and,

WHEREAS, Danna Penn 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.

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NOW, THEREFORE, in consideration of the premises and the credit of Sixty-six Thousand Six Hundred Forty-six and 67/100 Dollars (\$66,646.67), John L. Beam and wife Amanda Fisher Beam, mortgagors, by and through the said Danna Penn, do grant, bargain, sell and convey unto the said First Federal Savings and Loan Association of South Carolina the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 28, Block 5, according to the Map and Survey of Bermuda Hills Second Sector, Third Addition, as recorded in Map Book 9, page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances 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 First Federal Savings and Loan Association of South Carolina, 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 First Federal Savings and Loan Association of South Carolina, by Danna Penn, as auctioneer conducting said sale, has caused these presents to be executed on this, the 30th day of November, 1988.

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF SOUTH CAROLINA

BY: Danna Penn
Danna Penn, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danna Penn, whose name as auctioneer for First Federal Savings and Loan Association of South Carolina, 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 30th day of November, 1988.

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Glenn K. Linsley
NOTARY PUBLIC

My Commission Expires
11-27-89

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -2 AM 9:27

William P. Linsley, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>Foreclosure</u>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>