

This instrument prepared by:
A. Allen Ramsey, Attorney
2019 Third Avenue North
Suite 100
Birmingham, Alabama 35203

Send Tax Notices to:
Associates Financial Services
Company of Alabama, Inc.
P.O. Box 36097
Birmingham, Alabama 35236

90

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas, heretofore on, to-wit, June 27, 1985, Sylvia Wilcox Hope, a single woman, executed a certain mortgage on the property hereinafter described to Associates Financial Services Company of Alabama, Inc., a corporation, which said mortgage is recorded in Book 035, Page 366, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the mortgagees were authorized and empowered in case of default in the payment of the indebtedness there secured, according the the terms thereof, to sell said property before the Court House door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagees or any person conducting said sale for the mortgagees were authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagees may bid at the sale and purchase said property in the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Associates Financial Services Company of Alabama, Inc., did declare all of the indebtedness secured by said mortgage immediately due and payable and said mortgage subject to foreclosure therein provided and did

✓
HEAPS AND RAMSEY
ATTORNEYS AT LAW

SUITE 100
2019 THIRD AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

BOOK 236 PAGE 626

give due and proper notice to the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of April 5, April 12, and April 19, 1989 and;

WHEREAS, on to-wit, April 24, 1989, the day on which the foreclosure sale was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Associates Financial Services Company of Alabama, Inc., as mortgagees, did offer for sale and sell at public outcry at the main entrance of the Court House, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, A. Allen Ramsey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for said Associates Financial Services Company of Alabama, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Associates Financial Services Company of Alabama, Inc., in the amount of Three Thousand and NO/100 Dollars (\$3,000.00), which sum of money Associates Financial Services Company of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Associates Financial Services Company of Alabama, Inc.; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Three Thousand and NO/100 Dollars (\$3,000.00), on the indebtedness secured by said mortgage, the said Associates Financial Services Company of Alabama, Inc. by and through A. Allen Ramsey, as Auctioneer conducting said sale and as attorney in fact for Associates Financial Services Company of Alabama, Inc., and the said A. Allen Ramsey as the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Associates Financial Services Company of Alabama, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Lot 6, Block 96, according to Saffords Map of Shelby as recorded in Map Book 3, page 47, in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Associates Financial Services Company of Alabama, Inc. 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, subject also to easements and restrictions of record in the Shelby County Probate Office, and the lien for current ad valorem taxes.

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc., have caused this instrument to be executed by and through A. Allen Ramsey as Auctioneer conducting said sale and as attorney-in-fact, and A. Allen Ramsey as Auctioneer conducting said sale has hereto set his hand and seal on this the 26th day of April, 1989.

ASSOCIATES FINANCIAL SERVICES
COMPANY OF ALABAMA, INC.

A. Allen Ramsey
A. Allen Ramsey, as Attorney in Fact
and as Auctioneer conducting the
foregoing mortgage foreclosure sale.

BOOK 236 PAGE 628
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that A. Allen Ramsey, whose name as Auctioneer and Attorney in Fact for Associates Financial Services Company of Alabama, Inc. 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 Auctioneer executed the same voluntarily and with full authority on the date the same bears date.

GIVEN under my hand and seal this 26th day of April, 1989.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAY -1 PM 4:36
JUDGE OF PROBATE

NO TAX COLLECTED

750
300
1050

Vickie E. Crane
Notary Public

My Commission expires: 10-3-90