

This instrument prepared by: CENTRAL BANK OF THE SOUTH
Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203
1003-89-60420

786 FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 17, 1987, John R. McAllister and wife, Patricia H. McAllister, mortgagors, executed a certain mortgage to Central Bank of the South which said mortgage is recorded in Book 118, Record of Mortgages, page 58, in the Office of the Judge of Probate of Shelby County, Alabama and on May 10, 1988, John R. McAllister, an unmarried man, mortgagor, executed a certain mortgage to Central Bank of the South which said mortgage is recorded in Book 185, Record of Mortgages, page 84, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and the said Central Bank of the South did declare all of the indebtedness secured by the said mortgages due and payable, and said mortgages 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 May 10, 17, and 24, 1989; and,

WHEREAS, on June 7, 1989, 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 Central Bank of the South 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 mortgages was the bid of Central Bank of the South in the amount of Two Hundred Twelve Thousand and no/100 Dollars (\$212,000.00), which sum was offered to be credited to the indebtedness

Naffar, Denaburg

BOOK 242 PAGE 438

secured by said mortgages, and said property was thereupon sold to Central Bank of the South; and,

WHEREAS, Danna Penn acted as auctioneer as provided in said mortgages and conducted the said sale; and,

WHEREAS, said mortgages 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 Two Hundred Twelve Thousand and no/100 Dollars (\$212,000.00), John R. McAllister and Patricia McAllister, mortgagors, by and through the said Danna Penn, do grant, bargain, sell and convey unto the said Central Bank of the South the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 19, in Block 8, according to the Amended Map of Woodford, as recorded in Map Book 8, page 51 A, B, C, and D, in the Office of the Judge of Probate 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 Central Bank of the South, 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 Central Bank of the South, by Danna Penn, as auctioneer conducting said sale, has caused these presents to be executed on this, the 8th day of June, 1989.

CENTRAL BANK OF THE SOUTH

BY:

Danna Penn
Danna Penn, As Auctioneer

BOOK 242 PAGE 439

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 Central Bank of the South, 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 8th day of June, 1989.

Anita J. King
NOTARY PUBLIC

My Commission Expires October 22, 1989

BOOK 242 PAGE 440

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

89 JUN 12 PM 1:47

Robert B. ...
JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED
2. Mtg. Tax	_____
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>10.50</u>