

1129

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

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS, ON TO-WIT:  
July 27, 1988 Donald Allen Whitfield and wife, Linda R. Whitfield,  
executed a mortgage to Associates Financial Services Company of  
Alabama, Inc., embracing the hereinafter described property, which  
mortgage appears of record in Book 196, at Page 945, in the Office  
of the Probate Judge of Shelby County, Alabama, and

WHEREAS, default was made in the payment of the indebtedness  
secured by said mortgage and Associates Financial Services Company  
of Alabama, Inc., owner and holder of said mortgage, the debt  
thereby secured, and the property therein described, did declare  
all of the indebtedness secured by said mortgage immediately due  
and payable, and

WHEREAS, notice of foreclosure of said mortgage and of the  
sale of said property, in accordance with the terms of said  
mortgage, was given by publication in the Shelby County Reporter,  
a newspaper of general circulation in Shelby County, Alabama, in  
its issues of November 22, November 29 and December 6, 1989, and

WHEREAS, on to-wit, December 13, 1989, 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 of  
the property embraced by said mortgage was duly and properly  
conducted, and said Associates Financial Services Company of  
Alabama, Inc., did offer for sale and sell, at public outcry at  
the main entrance of the Courthouse in Columbiana, Shelby County,  
Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property  
described in the aforesaid mortgage was the bid of Associates Financial

BOOK 270 PAGE 664

Services Company of Alabama, Inc., in the amount of Nineteen Thousand Four Hundred Eighty and 80/100 Dollars (\$19,480.80) of which sum the said Associates Financial Services Company of Alabama Inc., offered to credit on the indebtedness secured by said mortgage, and the property was thereupon sold to Associates Financial Services Company of Alabama, Inc., and

WHEREAS, A. Allen Ramsey, Attorney at Law, was the Auctioneer conducting said sale on behalf of said Associates Financial Services Company of Alabama, Inc., and

WHEREAS, said mortgage expressly authorized the person conducting sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises, and also of a credit in the amount of Nineteen Thousand Four Hundred Eighty and 80/100 Dollars (\$19,480.80) on the indebtedness secured by the aforesaid mortgage, to be applied in the order stated in said mortgage, the said Associates Financial Services Company of Alabama, Inc., mortgagee, by and through A. Allen Ramsey, as Auctioneer and Attorney-in-fact, conducting said mortgage foreclosure sale, do hereby grant, bargain, sell and convey unto Associates Financial Services Company of Alabama, Inc., the following described real estate situated lying and being in Shelby County, Alabama to-wit:

Lot 27, of Monte Tierra Subdivision as recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described and aforegranted premises unto Associates Financial Services Company of Alabama, Inc. their successors and assigns, forever, subject however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and, subject also to easements and restrictions of record in the Shelby County Probate Office and the lien for current ad valorem taxes.

BOOK 270 PAGE 665

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc., by and through A. Allen Ramsey, as Auctioneer and Attorney-in-Fact, conducting the foregoing mortgage foreclosure sale, have caused these presents to be executed on this 13th day of December, 1989.

ASSOCIATES FINANCIAL SERVICES  
COMPANY OF ALABAMA, INC.



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

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A. Allen Ramsey, whose name as Auctioneer and Attorney-in-Fact conducting 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, as such Auctioneer conducting said mortgage foreclosure sale, and as the person conducting said mortgage foreclosure sale for Associates Financial Services Company of Alabama, Inc., executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 15<sup>th</sup> day of Dec, 1989.

Lynnda M. DeArman  
Notary Public

BOOK 270 PAGE 666

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 DEC 18 PM 12: 15

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

-3-

	NO TAX COLLECTED
1. Deed Tax -----	\$
2. Imp. Tax -----	
3. Recording Fee -----	7.50
4. -----	3.00
5. -----	1.00
6. -----	1.00
Total -----	\$ 12.50