

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: June 27, 1986, DJD No. 1, Ltd., Mortgagor, executed a certain mortgage to Collateral Investment Company, a corporation, said mortgage being recorded in Book 079, Page 449, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on December 31, 1986, the said Collateral Investment Company, a corporation, transferred and assigned said mortgage and the debt thereby secured to Collateral Mortgage Ltd., being recorded in Book 123, Page 204. Said mortgage being again transferred on July 1, 1987 to AmSouth Mortgage Company, Inc., a corporation, as transferee, said transfer being recorded in Book 140, Page 119, aforesaid records, and AmSouth Mortgage Company, Inc., is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Mortgage Company, Inc., as transferee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of January 10, 17 and 24, 1990; and

WHEREAS, on February 9, 1990, 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 was duly and properly conducted, and the said AmSouth Mortgage Company, Inc., as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said AmSouth Mortgage Company, Inc., as transferee, in the amount of Forty Seven Thousand One Hundred Thirty Three and 27/100 Dollars (\$47,133.27) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Mortgage Company, Inc.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Mortgage Company, Inc.; 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 Forty Seven Thousand One Hundred Thirty Three and 27/100 Dollars (\$47,133.27), DJD No. 1, Ltd., Mortgagor, by and through the said AmSouth Mortgage Company, Inc., as transferee, do grant, bargain, sell and convey unto the said AmSouth Mortgage Company, Inc., as transferee, the following described real property situated in Shelby County, Alabama to-wit:

Lot 19, according to the survey of Sunnydale Estates, Third Sector as recorded in Map Book 7, Page 78, in the Probate Office of Shelby County, Alabama. Also including wall to wall carpet, dishwasher, vent fan and kitchen range.

W. L. Longshore

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Mortgage Company, 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.

IN WITNESS WHEREOF, the said DJD No. 1, Ltd., Mortgagor, by the said AmSouth Mortgage Company, Inc., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 9th day of February, 1990.

DJD No. 1, Ltd.,
MORTGAGOR

By: AMSOUTH MORTGAGE COMPANY,
INC.
AS TRANSFEREE

By: W. L. Longshore, Jr.
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Mortgage Company, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 1990.

P. J. [Signature]
NOTARY PUBLIC

My Commission Expires: 10-24-90

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

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

90 FEB 16 AM 11:38

JUDGE OF PROBATE

1. Deed Tax	—	\$
2. Mtg. Tax	—	\$
3. Recording Fee	—	\$ 3.00
4. Indexing Fee	—	\$ 3.00
5. No Tax Fee	—	\$ 1.00
6. Certified Fee	—	\$ 1.00
Total	—	\$ 10.00