

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
8130-90-62809

NEW SOUTH CAPITAL CORPORATION

159

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: September 15, 1988, Riverview Partners, Ltd., an Alabama Limited partnership, mortgagor, executed a certain mortgage to Central Bank of the South which said mortgage is recorded in Book 204, page 868, in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred to New South Capital Corporation by instrument recorded in Book 281, page 688 in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said New South Capital Corporation did declare all of the indebtedness secured by 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 August 8, 15, and 22, 1990; and,

WHEREAS, on September 5, 1990, 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 New South Capital Corporation did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in 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 New South Capital Corporation in the amount of Four Hundred Fifty-nine Thousand Eight Hundred Thirty and 61/100 Dollars (\$459,830.61) which sum was offered to be credited to the indebtedness secured

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by said mortgage, and said property was thereupon sold to New South Capital Corporation; and,

WHEREAS, Charles L. Denaburg 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.

NOW, THEREFORE, in consideration of the premises and the credit of Four Hundred Fifty-nine Thousand Eight Hundred Thirty and 61/100 Dollars (\$459,830.61), Riverview Partners, Ltd., an Alabama limited partnership, mortgagor, by and through the said Charles L. Denaburg, does grant, bargain, sell and convey unto the said New South Capital Corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2-C, of a resurvey of Lot "2 B", according to Cahaba River Park, as recorded in Map Book 8, page 95 in the Probate Office of Shelby County, Alabama: Being situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

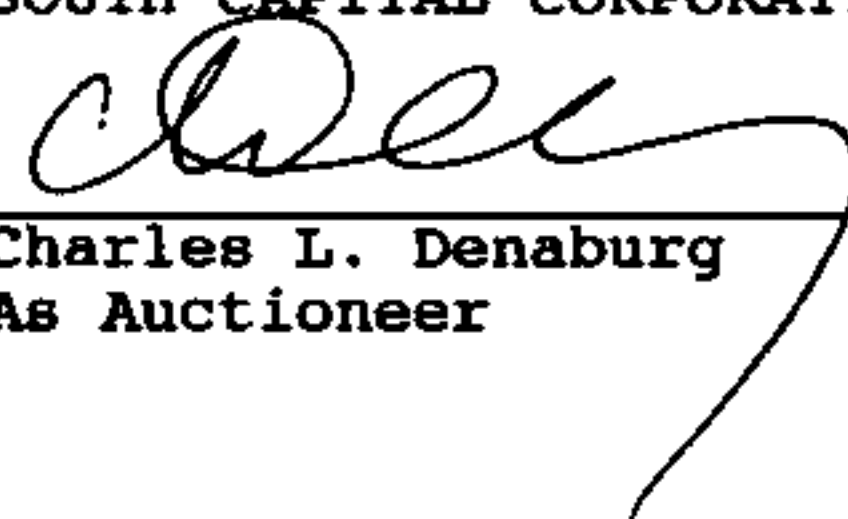
SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said New South Capital Corporation, 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 New South Capital Corporation, by Charles L. Denaburg, as auctioneer conducting said sale, has caused these presents to be executed on this, the 13th day of September, 1990.

NEW SOUTH CAPITAL CORPORATION

BY:


Charles L. Denaburg
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 Charles L. Denaburg, whose name as auctioneer for New South Capital Corporation, 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 13th day of September, 1990.

Janice Anna Penn
Notary Public

MY COMMISSION EXPIRES MARCH 24, 1992

NO TAX COLLECTED

1	3
2	3
3	7.50
4	3.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
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16	1.00
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86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00
Total	12.50

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

90 SEP 14 AM 8:59

James H. [Signature]
JUDGE OF PROBATE

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