

426

MORTGAGE
FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on to-wit: February 24, 1989,

Carlton E. White, married

mortgagors, executed a certain mortgage to Jefferson Federal Savings and Loan Association of Birmingham

which said mortgage is recorded in Book ~~Book~~ 228, Record of Mortgages, at Page 320, in the Office of the Judge of Probate of Shelby County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Jefferson Federal Savings and Loan Association of Birmingham,

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 publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of September 5, 12, and 19, 1990, and;

WHEREAS, on October 10, 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 Jefferson Federal Savings and Loan Association of Birmingham did offer for sale and sell at public outcry in front of the main entrance of the Courthouse at Columbiana, 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 Jefferson Federal Savings and Loan Association of Birmingham in the amount of NINETY THOUSAND AND NO/100 (\$90,000.00) Dollars, 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 Jefferson Federal Savings and Loan Association of Birmingham and;

WHEREAS, William Patrick Harkins 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 NINETY THOUSAND AND NO/100-----(\$90,000.00)-----Dollars,

Carlton E. White, married mortgagors, by and through the said Jefferson Federal Savings and Loan Association of Birmingham do grant, bargain, sell and convey unto the said Jefferson Federal Savings and Loan Association of Birmingham the following described real property, situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of said SE 1/4 of SE 1/4 of said Section 12; thence North 89 degrees 05 minutes West along the South line of said Section 840.2 feet; thence North 25 degrees 25 minutes West 368.2 feet to the center of Elliottsville Road; thence North 34 degrees 05 minutes East 285 feet along the center of Elliottsville Road; thence along the center of Elliottsville Road North 26 degrees 25 minutes East 82 feet thence continue along the middle of Elliottsville Road North 10 degrees 35 minutes East 434 feet to the South right of way line of L & N Railroad, thence along the South right of way of L & N Railroad South 85 degrees 20 minutes East 553.7 feet; thence South 2 degrees East 483.4 feet; thence North 89 degrees East 120 feet; thence South 2 degrees East 538.8 feet to the point of beginning, containing 19.5 acres, more or less. Public road rights of way are excepted.

AND

A part of the SE 1/4 of SE 1/4 of Section 12, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of said SE 1/4 of SE 1/4 of said Section 12; thence North 89 degrees 05 minutes West along the South line of said Section 840.2 feet; thence North 25 degrees 25 minutes West 368.2 feet to the center of Elliottsville Road; thence North 34 degrees 05 minutes East 285 feet along the center of Elliottsville Road; thence along the center of Elliottsville Road North 26 degrees 25 minutes East 82 feet; thence continue along the middle of Elliottsville road North 10 degrees 35 minutes East 434 feet to the South right of way line of L & N Railroad; thence along the South right of way line of L & N Railroad South 85 degrees 20 minutes East 673.7 feet; thence South 2 degrees East 1,022.2 feet to the point of beginning, containing one acre mor or less.

Subject to taxes for the year, 1990.

Subject to taxes for the current year, 1991.

Subject to all easements and/or restrictions of record.

Subject to all rights outstanding by reason of the Statutory Right of Redemption arising out of or resulting from the foreclosure of that certain mortgage executed by Carlton E. White, married to Jefferson Federal Savings and Loan Association of Birmingham recorded in Book 228, page 320 in the Office of the Judge of Probate of Shelby County, Alabama. Also subject to right of the United States to redeem the subject property from said foreclosure sale as provided by Federal Tax Lien act of 1966 (U.S.C. 7425).

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TO HAVE AND TO HOLD the above described property unto the said _____
Jefferson Federal Savings and Loan Association of Birmingham

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 Carlton E. White, married

by Jefferson Federal Savings and Loan Association of Birmingham,
by William Patrick Harkins, as auctioneer conducting
said sale, has caused these presents to be executed on this the 10th day of
October, 19 90.

JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION
OF BIRMINGHAM

BY: William Patrick Harkins
AS AUCTIONEER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,
hereby certify that William Patrick Harkins,
whose name as auctioneer for Jefferson Federal Savings and Loan Association
of Birmingham, is signed to the foregoing conveyance and
who is know to me, acknowledge before me on this day, being informed of the contents of
this conveyance he or she, in his or her capacity as such auctioneer executed the same
voluntarily on the day same bears date.

Given under my hand and official seal, this 10th day of
October, 19 90.

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

Anita J. King
Notary Public
My Commission Expires October 16, 1993

This document prepared by
CORRETTI & NEWSOM

90 OCT 10 AM 11:20

1804 - 7th Avenue North
Birmingham, Alabama 35203

JUDGE OF PROBATE

Enclosure
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
Total 1250