

913  
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Stephen D. Willmon  
CFS# 148127-4

KNOW ALL MEN BY THESE PRESENTS: That Stephen D. Willmon and Barbara Willmon did, on to-wit, the 15th day of May, 1986, execute a mortgage to City Federal Savings Bank, which mortgage is recorded in Book 72, page 450 which said Mortgage is re-recorded in Book 100, Page 746 which said mortgage was duly transferred and assigned to City Savings Bank, F.S.B. by instrument recorded in Book 319, Page 368 et seq., 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 Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B. did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of January 9, 16, 23, 1991; and

WHEREAS, on 30th day of January, 1991, 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 Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of ✓ Marion R. Michael and Joyce M. Michael, in the amount of Ninety Thousand Eight Hundred Thirty and no/100 Dollars (\$90,830.00), which sum the said Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Marion R. Michael and Joyce M. Michael, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

WHEREAS, the auctioneer warrants that said foreclosure sale was conducted in accordance with all applicable statutes and laws;

NOW, THEREFORE, in consideration of the premises and of Ninety Thousand Eight Hundred Thirty and no/100 Dollars (\$90,830.00), cash, the said Stephen D. Willmon and Barbara Willmon, acting by and through the said Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B., by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B., by JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Marion R. Michael and Joyce M. Michael, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of

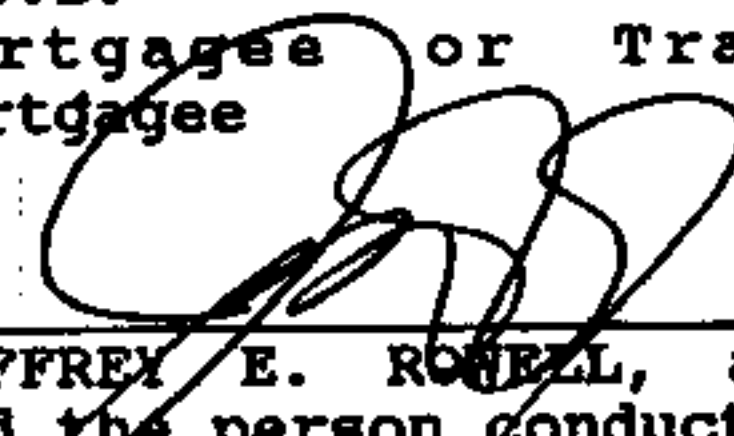
said 1/4-1/4 Section; thence westerly along the North line of said 1/4-1/4 Section 668.80 feet; thence 91 degrees 19'21" left a distance of 167.76 feet to the point of beginning; thence continue along last stated course 395.00 feet; thence 90 degrees left, 220.41 feet; thence 89 degrees, 57'56" left 395.00 feet; thence 90 degrees, 02'04" left 220.64 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Marion R. Michael and Joyce M. Michael, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due. Subject to the statutory rights of redemption of the Internal Revenue Service.

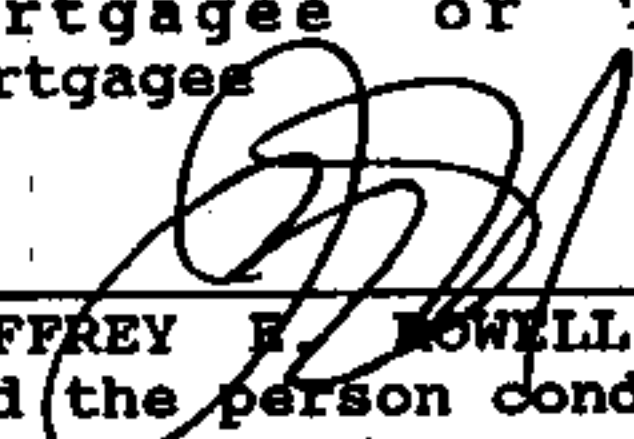
IN WITNESS WHEREOF, the said Resolution Trust Corporation as Conservator of City Savings Bank, F.S.B., has caused this instrument to be executed by JEFFREY E. ROWELL, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said JEFFREY E. ROWELL, has executed this instrument in his capacity as such auctioneer on this the 30th day of January, 1991.


Stephen D. Willmon and Barbara Willmon  
Mortgagors

By Resolution Trust Corporation as  
Conservator of City Savings Bank,  
F.S.B.  
Mortgagee or Transferee of  
Mortgagee

By   
JEFFREY E. ROWELL, as Auctioneer  
and the person conducting said sale  
for the Mortgagee or Transferee of  
Mortgagee

Resolution Trust Corporation as  
Conservator of City Savings Bank,  
F.S.B.  
Mortgagee or Transferee of  
Mortgagee

By   
JEFFREY E. ROWELL, as Auctioneer  
and the person conducting said sale  
for the Mortgagee or Transferee of  
Mortgagee

By   
JEFFREY E. ROWELL, as Auctioneer  
and the person conducting said sale  
for the Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Theresa V. Merchant now known as Theresa V. Kirksey, a Notary Public in and for said State and County, hereby certify that JEFFREY E. ROWELL, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 30th day of January, 1991.

*Theresa V. Kirksey*  
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 23, 1993

Instrument prepared by:  
JEFFREY E. ROWELL  
SHAPIRO & KREISMAN  
Two Metroplex Drive, Suite 305  
Birmingham, Alabama 35209

BOOK 329 PAGE 392

|                  |        |
|------------------|--------|
| 1. Deed Tax      | 91.00  |
| 2. Mtg. Tax      | 7.50   |
| 3. Recording Fee | 3.60   |
| 4. Indexing Fee  | 1.00   |
| 5. No Tax Fee    | 1.00   |
| 6. Certified Fee | 1.00   |
| Total            | 105.10 |

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

91 FEB 14 AM 9:41

*Thomas A. Shivers, Jr.*  
JUDGE OF PROBATE