

2670

This instrument prepared by:
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STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, hereto on, to-wit: On the 31st day of July, 1978, EUEL CLYDE BROWN, JR., and wife, JUDITH ANN BROWN executed a certain note and mortgage to said REAL ESTATE FINANCING, INC., mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 381, Page 328 which was transferred to LARRY VAN SLYKE and wife, CAROL VAN SLYKE, by Warranty Deed dated the 5th day of October, 1985 and recorded in Real 044, Page 109 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said REAL ESTATE FINANCING, INC., 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama in its issues of March 27, April 3 10, 15, 22 & 29, 1991; and

WHEREAS, on June 6, 1991, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and JAMES G. HENDERSON, was the Auctioneer who conducted said sale for REAL ESTATE FINANCING, INC.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of REAL ESTATE

BOOK 346 PAGE 835

✓ *Ditchard McCall*

FINANCING, INC., in the amount of Sixty Nine Thousand Three Hundred Fifty and 90/100 (\$69,350.90) Dollars which sum of money REAL ESTATE FINANCING, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to REAL ESTATE FINANCING, INC.; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Sixty Nine Thousand Three Hundred Fifty and 90/100 (\$69,350.90) Dollars, on the indebtedness secured by said mortgage, the said REAL ESTATE FINANCING, INC., by and through JAMES G. HENDERSON, as Auctioneer conducting said sale and as Attorney in fact for REAL ESTATE FINANCING, INC., and the said JAMES G. HENDERSON, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said REAL ESTATE FINANCING, INC., the following described property situated in Shelby County, Alabama, to-wit:

Lot 129, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto REAL ESTATE FINANCING, INC., and their 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, REAL ESTATE FINANCING, INC., has caused this instrument to be executed by and through JAMES G. HENDERSON, as Auctioneer conducting said sale, and as Attorney in Fact, and JAMES G. HENDERSON as Auctioneer conducting said sale, has hereto set his hand and seal on this the 6th day of June, 1991.

REAL ESTATE FINANCING, INC.
Mortgagee.

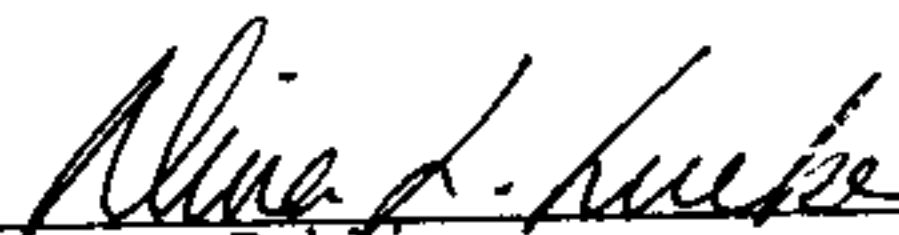
By: 
JAMES G. HENDERSON, as
Attorney in Fact and Auctioneer.

By: 
JAMES G. HENDERSON, as
Auctioneer conducting said sale.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES G. HENDERSON whose name as Auctioneer and Attorney in Fact for REAL ESTATE FINANCING, 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 the conveyance, he, in his capacity as such Auctioneer and Attorney in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 1991.


Notary Public

My Commission Expires August 17, 1994

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that JAMES G. HENDERSON, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 1991.


Notary Public

My Commission Expires August 17, 1994

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

91 JUN -7 PM 2:14

JUDGE OF PROBATE

1. Deed Tax	_____
2. ...	_____
3. ...	_____
4. ...	_____
5. ...	_____
6. ...	_____
Total	29.50 paid