

This instrument was prepared by:
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 Spain, Gillon, Grooms, Blan & Nettles
 2117 2nd Avenue North
 Birmingham, AL 35203

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: August 8, 1990, William T. Garrigan and wife, Diane D. Garrigan executed a certain mortgage on the property hereinafter described to Hilton Mortgage Corporation II as recorded in Book 305, Page 214 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to J. I. Kislak Mortgage Corporation by instrument recorded in Book 305, Page 218 in the aforesaid Probate Office.

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 the City of Columbiana, Shelby County, Alabama after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said J. I. Kislak Mortgage 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 by publication in the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 18, September 25 and October 2, 1991; and

WHEREAS, on October 15, 1991, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and J. I. Kislak Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said J. I. Kislak Mortgage Corporation; and


WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of J. I. Kislak Mortgage Corporation in the amount of Ninety-eight Thousand Two Hundred Forty-three and 22/100 Dollars (\$98,243.22), which sum of money J. I. Kislak Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, the said J. I. Kislak Mortgage Corporation by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for J. I. Kislak Mortgage Corporation and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said J. I. Kislak Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

BOOK 368 PAGE 430

Lot 8-A, Block 1, according to the Survey of Wooddale,
Second Sector, as recorded in Map Book 5, Page 120, in
the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to J. I.
Kislak Mortgage Corporation, 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, J. I. Kislak Mortgage Corporation has
caused this instrument to be executed by and through Matthew A.
Dinicholas as Auctioneer conducting said sale, and as Attorney in
Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale
has hereto set his hand and seal on this the 15th day of October,
1991.


Matthew A. Dinicholas
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama,
and said County, hereby certify that Matthew A. Dinicholas whose
name as Auctioneer and Attorney in Fact for J. I. Kislak Mortgage
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 the conveyance, he, in his capacity as said
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 15th day of
October, 1991.


Notary Public

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

91 OCT 15 AM 11:48


JUDGE OF PROBATE

1. Dead Tax	\$ 110.00
2. Mtg. Tax	\$ 50.00
3. Recording Fee	\$ 30.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 40.00
6. Certified Fee	\$ 10.00
Total	\$ 240.00