

1145-

MORTGAGE FORECLOSURE DEED

THIS INSTRUMENT PREPARED BY:
HERMAN H. HAMILTON, JR.
57 ADAMS AVENUE
MONTGOMERY, AL 36104

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That J. P. Neilson and wife, Carolyn B. Neilson, did, on to-wit, June 7, 1985, execute a mortgage to SouthTrust Mortgage Corporation, which mortgage is recorded in Book 030, Page 09, in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by Union Bank & Trust Company, as Trustee under a certain Trust Indenture dated as of August 1, 1984, with the Alabama Housing Finance Authority, by document recorded in Book 035, Page 389, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Union Bank & Trust Company, as Trustee aforesaid, 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 the City of Columbiana, Shelby County, Alabama, in its issues of January 1, 8, and 15, 1992; and,

WHEREAS, on January 23, 1992, 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 Union Bank & Trust Company, as Trustee aforesaid, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said Union Bank & Trust Company, as Trustee aforesaid, in the amount of Seventy-Six Thousand Three Hundred Eighty-Seven and 98/100 Dollars (\$76,387.98), which sum the said Union Bank & Trust Company, as Trustee aforesaid, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Bank & Trust Company, as Trustee aforesaid; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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.

NOW THEREFORE, in consideration of the premises and of a credit of Seventy-Six Thousand Three Hundred Eighty-Seven and 98/100 Dollars (\$76,387.98), said J. P. Neilson and Carolyn B. Neilson, acting by and through the said Union Bank & Trust Company, as Trustee aforesaid, by Herman H. Hamilton, Jr., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Bank & Trust Company, as Trustee aforesaid by Herman H. Hamilton, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Herman H. Hamilton, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Union Bank & Trust Company, as Trustee aforesaid, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Scottsdale Third Addition, Phase Two, as recorded in Map Book 9, Page 12, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto Union Bank & Trust Company, as Trustee aforesaid, forever; subject,

BOOK 384 PAGE 544

however, to the statutory rights 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 Union Bank & Trust Company, as Trustee aforesaid, has caused this instrument to be executed by Herman H. Hamilton, Jr., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Herman H. Hamilton, Jr., has executed this instrument in his capacity as such auctioneer, on this the 23rd day of January, 1992.

J. P. Neilson and Carolyn B. Neilson,
Mortgagors

By: Union Bank & Trust Company, as
Trustee for Alabama Housing
Finance Authority, Mortgagee
or Transferee of Mortgagee

By *Herman H. Hamilton, Jr.*
As Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of
Mortgagee

Union Bank & Trust Company, as
Trustee for Alabama Housing Finance
Authority, Mortgagee or Transferee
of Mortgagee

By *Herman H. Hamilton, Jr.*
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

Herman H. Hamilton, Jr.
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED
92 JAN 23 AM 11:10

Herman H. Hamilton, Jr.
JUDGE OF PROBATE

BOOK 384 PAGE 545

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Herman H. Hamilton, Jr., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the 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 the same bears date.

Given under my hand and official seal this the 23rd day of January, 1992.

(Seal)

1. Deed Tax	\$	
2. Mig. Tax	\$	
3. Recording Fee	\$	2.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

Mary C. Easterday
Notary Public
My Commission Expires: 11.15, 1995

The address of the Grantee is: c/o SouthTrust Mortgage Corpora-
tion, Post Office Box 532060, Birmingham, Alabama 35253-2060.