

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

Gloria J. Cockerham  
BAI# 0000590444

KNOW ALL MEN BY THESE PRESENTS: That, Gloria J. Cockerham and husband, James A. Cockerham did, on to-wit, the 26th day of March, 1990, execute a mortgage to Hall Mortgage Corporation, which mortgage is recorded in Real 284, Page 651, being re-recorded in Real 287, Page 761, which said mortgage was duly transferred and assigned to Security Savings and Loan Association by instrument recorded in Real 284, Page 655, and being re-recorded in Real 287, Page 765 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 Security Savings and Loan Association 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 July 22, 29, August 5, 1992; and

WHEREAS, on the 10th day of August, 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 Security Savings and Loan Association 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 Security Savings and Loan Association, in the amount of One Hundred Thirty Nine Thousand Four Hundred Fifty Two and 04/100 Dollars (\$139,452.04), which sum the said Security Savings and Loan Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Security Savings and Loan Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 One Hundred Thirty Nine Thousand Four Hundred Fifty Two and 04/100 Dollars (\$139,452.04), cash, the said Gloria J. Cockerham and husband, James A. Cockerham, acting by and through the said Security Savings and Loan Association, by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Security Savings and Loan Association, 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 Security Savings and Loan Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, Block 1, according to the Map and Survey of First Addition to Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 7, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property unto Security Savings and Loan Association, forever; subject, 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, and any taxes which may be due.

*Shapiro*

IN WITNESS WHEREOF, the said Security Savings and Loan Association, 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 10th day of August, 1992.

Gloria J. Cockerham and husband, James A. Cockerham  
Mortgagors

By Security Savings and Loan Association  
Mortgagee or Transferee of Mortgage

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

Security Savings and Loan Association  
Mortgagee or Transferee of Mortgage

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

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Regina K. Glasgow, 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 Mortgage, 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 Mortgage, 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 10th day of August, 1992.

Regina K. Glasgow  
NOTARY PUBLIC

My Commission Expires 3/20/96

GRANTEE'S ADDRESS  
Post Office Box 1389  
Jackson, Mississippi 39215-1389

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

Inst. # 1992-17275

08/17/1992-17275  
03:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00