

This instrument prepared by:  
Charles L. Denaburg  
2125 Morris Avenue  
Birmingham, Alabama 35203  
1003-72717

COMPASS BANK

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 30, 1990, G Hamid Farsian, an unmarried man, mortgagor, executed a certain mortgage to Central Bank of the South (now known as Compass Bank) which said mortgage is recorded in Book 308, page 339, 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 Compass Bank 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of January 11, 18 and 25, 1995; and,

WHEREAS, on February 8, 1995, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property

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described in the aforementioned mortgage was the bid of Compass Bank in the amount of One Hundred One Thousand Three Hundred Twenty One and 34/100 Dollars (\$101,321.34) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Mary Jane Weed acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred One Thousand Three Hundred Twenty One and 34/100 Dollars (\$101,321.34), G. Hamid Farsian, an unmarried man, mortgagor, by and through the said Mary Jane Weed, does grant, bargain, sell and convey unto the said Compass Bank, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 40, in Block 2, according to the Survey of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those

entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Mary Jane Weed, as auctioneer conducting said sale, has caused these presents to be executed on this, the 9<sup>th</sup> day of February, 1995.

COMPASS BANK

BY: Mary Jane Weed  
Mary Jane Weed, As Auctioneer

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jane Weed, whose name as auctioneer for Compass Bank, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9<sup>th</sup> day of February, 1995.

Deidre A. Rafford  
Notary Public

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