

This instrument prepared by: **BANK OF ALABAMA**
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
09803-75399

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 21, 1995, Scotia Construction, Inc. A Corporation, mortgagors, executed a certain mortgage to Bank of Alabama which said mortgage is recorded in 1195-16856, in the Office of the Judge of Probate of Shelby County County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bank of Alabama 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 July 24, July 31 and August 7, 1996; and,

WHEREAS, on August 27, 1996, 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 Bank of Alabama did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County County, Alabama, the property hereinafter described; and,

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SHELBY COUNTY JUDGE OF PROBATE
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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Bank of Alabama in the amount of \$112,408.66 which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Bank of Alabama; and,

WHEREAS, Walter F. McArdle 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 \$112,408.66, Scotia Construction, Inc. A Corporation, mortgagor, by and through the said Walter F. McArdle, do grant, bargain, sell and convey unto the said Bank of Alabama, all of their rights, title and interest in and to the following described real property, situated in Shelby County County, Alabama, to-wit:

Lot 19 ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, AS RECORDED IN MAP BOOK 19, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests 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 Bank of Alabama, 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 Bank of Alabama, by Walter F. McArdle, as auctioneer conducting said sale, has caused these presents to be executed on this, the 29th day of Aug., 1996.

BANK OF ALABAMA

BY: Walter F. McArdle
Walter F. McArdle, 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 Walter F. McArdle, whose name as auctioneer for Bank of Alabama, 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 29th day of August, 1996

Jada J. Williams
Notary Public

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