

This Instrument was prepared by: **NEWMAN, SEXTON, LEBRUN & JONES, P.C., Attorneys**
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216-4500

STATE OF ALABAMA)
)
SHELBY COUNTY)

09/03/1996-29304
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HED 12.00

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on November 13, 1995, to wit, Keith Coggins and wife, Annette Coggins, (herein "Mortgagor", whether one or more than one), executed a certain mortgage on property, hereinafter described, to First Family Financial Services, Inc., (herein "Mortgagee"), which said mortgage is recorded in Instrument Number 1995-33310, in the Office of the Judge of Probate of Shelby County, Alabama, and

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 Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgagee, First Family Financial Services, Inc., did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 7, August 14 and August 21, 1996; and

WHEREAS, on September 5, 1996, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Frank Steele Jones was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgagee; and whereas the said Mortgagee was the highest bidder and best bidder, in the amount of \$ 116,308.25 on the indebtedness secured by said mortgage, the said Mortgagee by and through Frank Steele Jones, as auctioneer conducting said sale, and as Attorney-in-fact for Mortgagee, and by and through Frank Steele Jones, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto First Family Financial Services, Inc., the following described property situated in Shelby County, Alabama, to wit:

Commence at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, and run West along the North line of said Quarter-Quarter Section a distance of 342.72 feet to point of beginning; thence left 87 degrees 26 minutes 31 seconds and run Southerly 635.00 feet; thence right 87 degrees 26 minutes 31 seconds and run westerly 763.64 feet; thence left 87 degrees 26

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minutes 48 seconds and run Southerly 676.91 feet to a point on the South line of said Quarter-Quarter section; thence right 88 degrees 54 minutes 14 seconds and run West 101.36 feet; thence right 91 degrees 05 minutes 03 seconds and run Northerly 1029.0 feet; thence right 87 degrees 26 minutes 31 seconds and run East 494.74 feet; thence left 87 degrees 26 minutes 31 seconds and run Northerly 280.00 feet; thence right 87 degrees 26 minutes 31 seconds and run East 370.26 feet to point of beginning. Less and except that part used as Public Road right of way. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto First Family Financial Services, Inc., its successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have caused this instrument to be executed by and through Frank Steele Jones, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and Frank Steele Jones, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 5th day of September, 1996.

Keith Coggins

(Mortgagor)

Annette Coggins

(Mortgagee)

By: Frank Steele Jones
Auctioneer & Attorney-in-fact

By: Frank Steele Jones (Seal)
Auctioneer & Attorney-in-fact

First Family Financial
Services, Inc., (Mortgagee)

By: Frank Steele Jones (Seal)
Auctioneer & Attorney-in fact
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Steele Jones, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of Keith Coggins and Annette Coggins, and who also signed the name of First Family Financial Services, Inc. is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same day the same bears date, as the action of himself as auctioneer and the person conducting the same for First Family Financial Services, Inc., for and as the act of said First Family Financial Services, Inc., Mortgagee, and as the action of Mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of September, 1996.

Ophelia R. Wyatt
Notary Public
My Commission Expires: 3.21.98