

FORECLOSURE DEED

STATE OF ALABAMA)

Inst # 1997-20970

Shelby COUNTY)

07/03/1997-20970

02:56 PM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY JUDGE OF PROBATE
004 SMA 17.50

WHEREAS, on to-wit: April 26, 1994, Sheila Jane Sherrell, Mortgagor, executed a certain mortgage ("Mortgage") to Lurlene B. Blackmon and Paul T. McCallum, said Mortgage being recorded April 27, 1994, Book 1994, Page 13681 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being subsequently transferred and assigned to American National Mortgage Corporation, said assignment being recorded June 7, 1995, Vol. 1995, Page 14747, said mortgage being transferred and assigned to Magnolia Federal Bank for Savings, said assignment being recorded June 26, 1997, Book 1997, Page 20058, said mortgage being transferred and assigned to Magna Mortgage Company, said assignment being recorded June 5, 1997, Book 1997, Page 17658 in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Magna Mortgage Company, as Assignee of Magnolia Federal Bank for Savings, as Assignee of American National Mortgage Corporation, as Assignee of Lurlene B. Blackmon and Paul T. McCallum, as holder, did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of June 4, 1997, June 11, 1997, June 18, 1997 and June 25, 1997;

WHEREAS, on July 3, 1997, 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 Magna Mortgage Company, as Assignee of Magnolia Federal Bank for Savings, as Assignee of American National Mortgage Corporation, as Assignee of Lurlene B. Blackmon and Paul T. McCallum, as holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Magna Mortgage Company, in the amount of Twenty One Thousand Four Hundred Eighty Eight Dollars and 89/100 (\$21488.89) which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Magna Mortgage Company, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Magna Mortgage Company, as Assignee of Magnolia Federal Bank for Savings, as

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle whose name as auctioneer and attorney in-fact for 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of July, 1997.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: 1-19-2000

This instrument prepared by:

✓ Paul K. Lavelle
Duell & Spina, P.C.
Suite 570, 2100A Southbridge Parkway
Birmingham, Alabama 35209
Telephone: (205) 870-7900
Attorneys for Mortgagee
0290768005

Assignee of American National Mortgage Corporation, as Assignee of Lurlene B. Blackmon and Paul T. McCallum, as holder; and

WHEREAS, the terms of the 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 payment of Twenty One Thousand Four Hundred Eighty Eight Dollars and 89/100 (\$21488.89), Sheila Jane Sherrell, Mortgagor, by and through Magna Mortgage Company, as Assignee of Magnolia Federal Bank for Savings, as Assignee of American National Mortgage Corporation, as Assignee of Lurlene B. Blackmon and Paul T. McCallum, as holder, do grant, bargain, sell and convey unto Magna Mortgage Company, the following described real property situated in Shelby County, Alabama to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD, the above described property unto Magna Mortgage Company, their heirs and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Magna Mortgage Company, as Assignee of Magnolia Federal Bank for Savings, as Assignee of American National Mortgage Corporation, as Assignee of Lurlene B. Blackmon and Paul T. McCallum, as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this 3rd day of July, 1997.

By: Sheila Jane Sherrell
By: Magna Mortgage Company, as Assignee of
Magnolia Federal Bank for Savings, as Assignee
of American National Mortgage Corporation, as
Assignee of Lurlene B. Blackmon and Paul T.
McCallum

BY: Paul K. Lavelle
Paul K. Lavelle
as Attorney in Fact

BY: Paul K. Lavelle
Paul K. Lavelle
as Auctioneer

EXHIBIT "A"

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West; thence run South along the West line thereof for 217.42 feet to the Southerly right of way of Old Highway #25 to the point of beginning; thence continue last described course for 328.28 feet; thence 98 degrees 27 minutes 17 seconds left run Northeasterly for 248.20 feet; thence 77 degrees 08 minutes 50 seconds left run Northerly for 489.55 feet to the Southerly right of way of said Highway #25 and a curve to the right (having a central angle of 7 degrees 58 minutes 32 seconds and a radius of 2479.98 feet and a length of 345.21 feet); thence 129 degrees 05 minutes 20 seconds left to chord of said curve, run along said curve and right of way a chord distance of 344.93 feet to the point of beginning.
According to survey of Thomas E. Simmons, RLS #12945, dated April 19, 1994.

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