

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **Frederick Lee Billings, an unmarried person** did on the 17th day of July , 1989, execute a mortgage to **Mortgage Investors, Inc.** , which mortgage is recorded in Book 247 , Page 443 , in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was duly transferred and assigned to **Burton D. Olshan**, by instrument recorded in Instrument #2000-25752 in said probate office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said **Burton D. Olshan, Transferee,**

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 **Shelby County Reporter** a newspaper of general circulation in Shelby County, Alabama, in its issues of August 14, 2002, August 21, 2002, August 28, 2002, September 4, 2002, and September 18, 2002; and

WHEREAS, on **September 27, 2002** , the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said **Burton D. Olshan, Transferee,**

did offer for sale and did sell at public outcry, in front of the Courthouse door of **Shelby** County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said **Burton D. Olshan, Transferee,**

in the amount of *******FOURTEEN THOUSAND SEVEN HUNDRED NINETY FIVE AND 96/100*****
*******(\$14,795.96)******* Dollars, which sum the said **Burton D. Olshan, Transferee,**

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said **Burton D. Olshan, Transferee;** and

WHEREAS, **David J. Chastain** conducted said sale on behalf of **Burton D. Olshan, Transferee;** 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 of a credit in the amount of *******FOURTEEN THOUSAND SEVEN HUNDRED NINETY FIVE AND 96/100*****(\$14,795.96)******* Dollars, on the indebtedness secured by said mortgage, the said **Burton D. Olshan, Transferee,**

by **David J. Chastain,** its duly authorized agent and auctioneer

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
FRANK NELSON BUILDING
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, ALABAMA 35203-3687

conducting said sale, does hereby grant, bargain, sell and convey unto the said **Burton D. Olshan, Transferee,**

the following described property situated in **Shelby** County, Alabama, to-wit:

Lot 28 and Lot 29 of Liberty Heights Subdivision, Map Book 3, Page 26, in the Probate Office of Shelby County, Alabama, being located in Block "C".

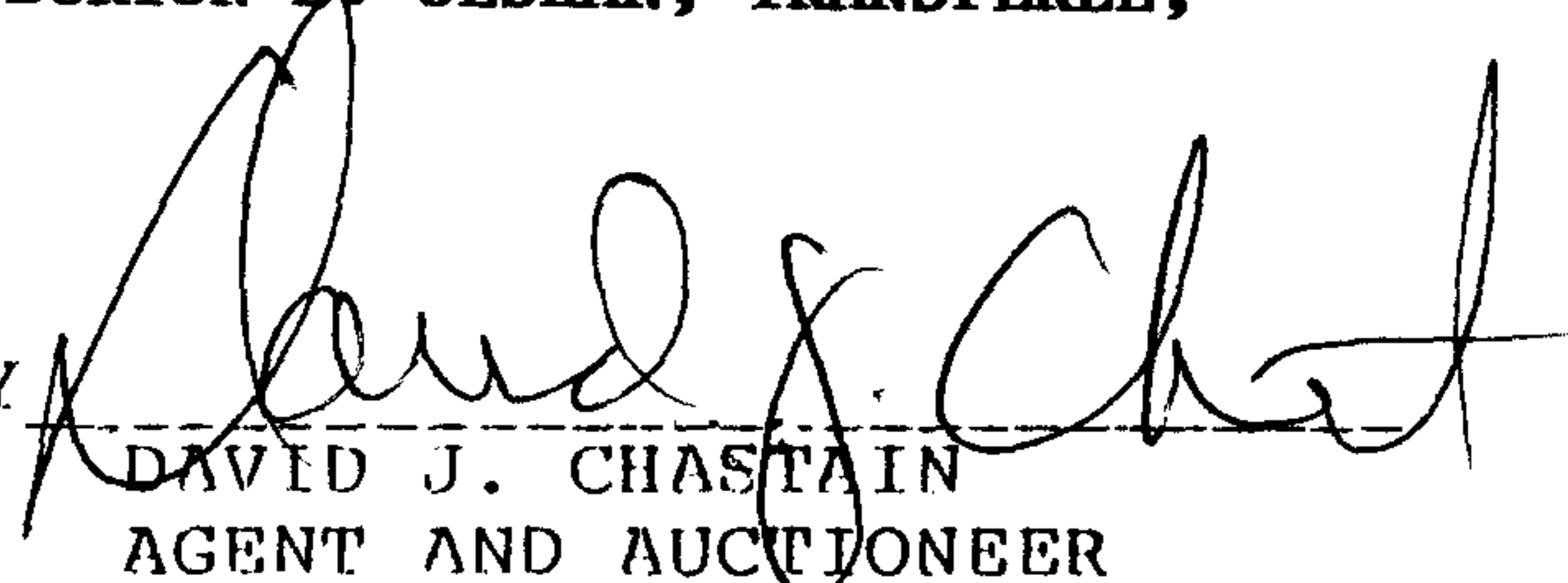
TO HAVE AND TO HOLD the above described property unto the said **Burton D. Olshan, Transferee,**

forever, subject, however, to the rights of redemption.

IN WITNESS WHEREOF, the said **Burton D. Olshan, Transferee,**

by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the **27th** day of **September**, ~~XX~~ **2002**.

BURTON D. OLSHAN, TRANSFEREE,


BY 
DAVID J. CHASTAIN
AGENT AND AUCTIONEER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain, whose name as Auctioneer and Agent for **Burton D. Olshan, Transferee,**

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 Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **27th** day of **September**, ~~XX~~ **2002**.


NOTARY PUBLIC
MY COMMISSION EXPIRES: *October 29, 2004*

ADDRESS OF TRANSFEREE
BURTON D. OLSHAN
5408 Old Leeds Road
Birmingham, AL 35210