

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 157 PAGE 473

KNOW ALL MEN BY THESE PRESENTS; That, WHEREAS, heretofore, on to-wit, August 31, 1951, Columbiana Homes, Inc., a corporation, executed a certain mortgage to Cobbs, Allen and Hall Mortgage Company, Inc., an Alabama corporation which said mortgage is recorded in Volume 219, page 367 in the Office of the Judge of Probate of Shelby County, Alabama, ; and

WHEREAS, on October 15, 1951, the said Cobbs, Allen and Hall Mortgage Company, Inc., transferred and assigned said mortgage and the debt thereby secured to Federal National Mortgage Association, a body corporate organized under Title III of the National Housing Act, as amended, said transfer and assignment being recorded in Volume ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ in the Office of the Judge of Probate of Shelby County, Alabama, and said Federal National Mortgage Association is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, as transferee, 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 publication in the Shelby County Reporter-Democrat, a newspaper of general circulation in Shelby County, Alabama, in its issues of December 18, 1952, December 25, 1952, and January 1, 1953 ; and

WHEREAS, on January 20, 1953, 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 the said Federal National Mortgage Association, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Courthouse door in Columbiana, 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 Federal National Mortgage Association in the amount of Four Thousand and No/100 Dollars (\$4,000.00), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the Federal National Mortgage Association; and

WHEREAS, Marshall H. Fitzpatrick conducted said sale on behalf of the said Federal National Mortgage Association; 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 Four Thousand and No/100 Dollars (\$4,000.00), on the indebtedness secured by said mortgage, the said Columbiana Homes, Inc., a corporation by and through the said Federal National Mortgage Association, as transferee, by Marshall H. Fitzpatrick, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 5, Block 2, according to map or survey of Columbiana Homes, Inc., Subdivision as the same appears of record in the Probate Office of Shelby County, Alabama, in Map Book 3, at page 82.

Subject to restrictive covenants which appear of record in the Probate Office of Shelby County, Alabama, in Deed Book 143, at page 258; together with the hereditaments and appurtenances thereunto belonging, and all equipment and fixtures for heating and lighting now installed therein.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, its successors and assigns, forever; 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, the said Columbiana Homes, Inc., a corporation, by and through the said Federal National Mortgage Association, as transferee, by Marshall H. Fitzpatrick, as auctioneer conducting said sale, has caused these presents to be executed on this the 20th day of January, 1953.

COLUMBIANA HOMES, INC.,
a corporation

By FEDERAL NATIONAL MORTGAGE ASSOCIATION
as Transferee

By Marshall H. Fitzpatrick
as Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Cora E. Newton, a Notary Public in and for said County in said State, hereby certify that Marshall H. Fitzpatrick, whose name as auctioneer for Federal National Mortgage Association, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of January, 1953.

Cora E. Newton
Notary Public

NOTARY PUBLIC
In and for Jefferson County, Ala.
My Commission Expires Feb. 1, 1953

Filed in the office of the Probate Judge on the 26 day of Jan 1953 at 8 o'clock AM
and recorded in Deed Book 157 Page 474 this 28 day of Jan 1953.
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate