

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA X

JEFFERSON COUNTY X

This Instrument Was Prepared By  
W. L. LONGSHORE, JR.  
423 FRANK NELSON BUILDING  
BIRMINGHAM, ALABAMA 35203

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: Lowell H. Foster and wife, Nancy K. Foster  
Mortgagors, executed a certain mortgage to Molton, Allen & Williams, Inc., a corporation, which said mortgage is recorded in Mortgage Book 312, page 597 in the Probate Office of ~~Jefferson~~ <sup>Shelby</sup> County, Alabama, Columbiana, Alabama; and

WHEREAS, on October 14, 1969, the said Molton, Allen & Williams, Inc. transferred and assigned said mortgage and the debt secured thereby to Federal National Mortgage Association, a corporation organized under the Act of Congress and existing pursuant to the Federal National Mortgage Association charter, having its principal office in the City of Washington, District of Columbia, said transfer recorded in Mortgage Book 259, Page 871, in the Probate Office of ~~Jefferson~~ <sup>Shelby</sup> County, Alabama,

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Shelby Cnty Judge of Probate, AL  
07/09/1971 12:00:00 AM FILED/CERT

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, a newspaper of general interest and circulation published in Columbiana, ~~Jefferson~~ <sup>Shelby</sup> County, Alabama, in its issues of June 10, 18, and 24, 1971, and

WHEREAS, on July 8, 1971, 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, Shelby County Court House, Columbiana, Shelby, ~~Jefferson~~ <sup>Shelby</sup> 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 Federal National Mortgage Association in the amount of Twelve Thousand Seven Hundred Eighty Two and 37/100 --- Dollars, (\$12,782.37) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of Federal National Mortgage Association; and

NOW, THEREFORE, in consideration of the premises and the credit of Twelve Thousand Seven Hundred Eighty Two and 37/100 ---- Dollars, (\$12,782.37), Lowell H. Foster and wife, Nancy K. Foster Mortgagors by and through the said Federal National Mortgage Association, as transferee, do grant, bargain, sell and convey unto the said Federal National Mortgage Association Shelby the following described real property situated in ~~Jefferson~~ County, Alabama, to-wit:

Commence at the SE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 East, Thence run North, along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 615.00 feet, to the point of beginning, thence continue North, along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 1211.50 feet, to the South right of way line of U. S. Highway 280 thence turn an angle of 112 degrees 40 minutes to the left and run along said right of way line, a distance of 421.70 feet, to a point 51.00 feet West of the center of a branch, thence turn an angle of 104 degrees 50 minutes to the left and run along the center line of a 25.00 foot easement, a distance of 507.70 feet, thence turn an angle of 43 degrees 00 minutes to the right and run along the center line of said easement, a distance of 649.20 feet, thence turn an angle of 95 degrees 30 minutes to the left and run a distance of 142.29 feet, to the point of beginning. Situated in the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 30, Township 19 South, Range 1, East, Shelby County, Alabama.

LOWELL H. FOSTER AND WIFE, NANCY K. FOSTER  
MORTGAGORS

BY: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
AS TRANSFEREE

BY: W. L. Longshore, Jr. U.S. District Court  
S.D. of New York  
W. L. LONGSHORE, JR., AS AUCTIONEER

**JEFFERSON COUNTY X**

Given under my hand and official seal this the 8th day  
of July, 1971.

Patricia Ann Deetee  
Notary Public

**My commission expires: August 7, 1974.**

BOOK 268 PAGE 762