

THIS INSTRUMENT PREPARED BY:

James A. Holliman
1724 - 3rd Avenue, North
Bessemer, Alabama 35020

STATE OF ALABAMA)

SHELBY COUNTY)

216

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, heretofore, on, to-wit: the 27th day of April 1971, Charles Ray Caffey, and wife, Janice Marie Caffey, executed a certain mortgage to Robinson Mortgage Company, Inc., which mortgage is recorded in Real Volume 317, Record of Mortgages, at page 252, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, on, to-wit: 2nd day of July, 1971, Robinson Mortgage Company, Inc. transferred and assigned said mortgage and indebtedness thereby secured to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a Corporation, organized and existing under the laws of the United States having its principal office in the City of Washington, District of Columbia said transfer and assignment being recorded in Real Volume 269, at page 212, in the Probate Office of Shelby County, Alabama, FEDERAL NATIONAL MORTGAGE ASSOCIATION is now the owner and holder of said mortgage and debt thereby secured;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said FEDERAL NATIONAL MORTGAGE ASSOCIATION as transferee-owner, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage being subject to foreclosure in accordance with the terms thereof, the said FEDERAL NATIONAL MORTGAGE ASSOCIATION did publish in the Shelby County Reporter, a newspaper of general interest and circulation, in Shelby County, Alabama, its intention to foreclose said mortgage in the issues of the newspaper published November 1, 8 and 15, 1973.

WHEREAS, on November 26, 1973, the date on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly



19731126000064350 1/3 \$.00
Shelby Cnty Judge of Probate, AL
11/26/1973 12:00:00 AM FILED/CERT

BOOK 283 PAGE 899

conducted and the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, as Transferee-owner of said mortgage, did offer for sale at public outcry in front of the front entrance of the County Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described.

WHEREAS, the highest and best bid obtained for the afore-mentioned mortgage was the bid of Seventeen Thousand Six Hundred Ninety-eight 54/100 (17,698.54) Dollars, which sum was offered to be credited on the indebtedness secured by said mortgage and said property was thereupon sold to the FEDERAL NATIONAL MORTGAGE ASSOCIATION: and

WHEREAS, JAMES A. HOLLIMAN, conducted said sale on behalf of the said FEDERAL NATIONAL MORTGAGE ASSOCIATION:

WHEREAS, said mortgage expressly authorizes 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 Seventeen Thousand Six Hundred Ninety-eight and 54/100 (17,698.54) Dollars Charles Ray Caffey, and wife, Janice Marie Caffey, by and through the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, as transferee-owner, does grant, bargain, sell and convey unto the FEDERAL NATIONAL MORTGAGE ASSOCIATION, A Corporation, organized and existing under the laws of the United States, the following real property, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the amended map of Goldwire, as recorded in Map Book 5, Page 64, in the Probate Office of Shelby County, Alabama.

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.



19731126000064350 2/3 \$.00
Shelby Cnty Judge of Probate, AL
11/26/1973 12:00:00 AM FILED/CERT

IN WITNESS WHEREOF, the said Charles Ray Caffey and wife, Janice Marie Caffey, by and through the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, as transferee-owner, by JAMES A. HOLLIMAN, as auctioneer conducting said sale, caused these presents to be executed on this the 26th day of November, 1973.

Charles Ray Caffey,
Janice Marie Caffey,

Mortgagors

BY: FEDERAL NATIONAL MORTGAGE
ASSOCIATION

BY: James A. Holliman
JAMES A. HOLLIMAN
As Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that James A. Holliman, 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 date, 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 26th day of November, 1973.

Barbara Rutledge
NOTARY PUBLIC



19731126000064350 3/3 \$.00
Shelby Cnty Judge of Probate, AL
11/26/1973 12:00:00 AM FILED/CERT

BOOK 283 PAGE 901

1973 NOV 26 PM 3:35
REC. SEC. FILED AS SHOWN ABOVE
JUDGE OF PROBATE