STATE OF ALABAMA

SHELBY

4510

This document was prepared by

Accordant Caretze

of CORRETTI, NE : SOM & ROGERS, Arrys

529 Frank Nelson Building

BIRMINGHAM, ALABAMA

May 8, 1975	, Edmund (Charles Crosby and wife,
Judith Crosby		, executed a certain mortgage
on the property hereinaft a corporation		to <u>Real Estate Financing, Inc.</u> , id mortgage is recorded in Mortgage
Book		ce of the Probate Judge of
Shebly County, Al	abama, and,	

empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Court House door in the City of Columbiana Shelby

County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage, and the said Real Estate Financing, Inc.,

a corporation _____, did declare all of the indebtedness secured by 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 by publication in _____ Shelby County Reporter _______, a newspaper published in _____ Shelby _______ County,

Alabama, in its issues of _____ May 27, June 3 & 10, 1976 _______;

19760702000061620 1/3 \$.00 Shelby Cnty Judge of Probate, AL 07/02/1976 12:00:00AM FILED/CER

മനറ്

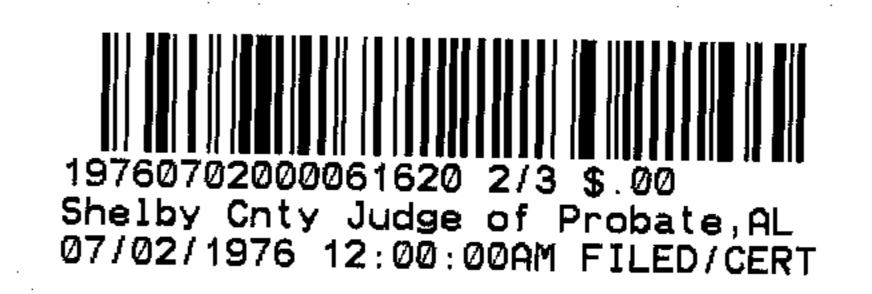
whereas, on July 2, 1976, the day on which the foreclosure
was due to be held under the terms of said notice, between the legal hours of sale,
said foreclosure was duly and properly conducted, and Real Estate Financing, Inc.
a corporation, did offer for sale and sell
at public outcry in front of the <u>Main</u> door of the Court House in
Shelby County, Alabama, the property hereinafter described; and
Whereas, Mary R. Chadick was the Auctioneer who conducted
said sale for the said Real Estate Financing, Inc., a corporation ;
and
Whereas, the highest and best bid for the property described in the aforementions
mortgage was the bid of Real Estate Financing, Inc., a corporation
NINETY FIVE DOLLARS and 00/100 Dollars (\$38,895.00), which sum of money Real Estate
Financing, Inc., a corporation offered to credit on the indebtedness
secured by said mortgage and said property was thereupon sold to Real Estate
Financing, Inc., a corporation ;
NOW, THEREFORE, in consideration of the premises and of a credit in the amount of THIRTY EIGHT THOUSAND EIGHT HUNDRED NINETY FIVE DOLLARS and 00/100 Dollars (\$38,895.00)
on the indebtedness secured by said mortgage, the said Real Estate Financing,
Inc., a corporation by and through Mary R. Chadick
as Auctioneer conducting said sale and as attorney in fact for Real Estate
Financing, Inc., a corporation , and the said Mary R. Chadick
as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto
the said Real Estate Financing, Inc., a corporation
the following described property situated in Shebly County, Alabama, to-wit:

Lot 38 according to Navajo Pines as recorded in Map Book 5, page 108, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, 1976.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.



TO HAVE AND TO HOLD the above described property unto Real Estate Financing,

My Commission Expires August 4, 1978

Bessie R. Jones

Notary Public