

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

6510

This document was prepared by
Douglas Corretti
of CORRETTI, NELSON & ROGERS, Attys
529 Frank Nelson Building
BIRMINGHAM, ALABAMA

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore, on, to-wit:

May 8, 1975, Edmund Charles Crosby and wife,

Judith Crosby, executed a certain mortgage

on the property hereinafter described to Real Estate Financing, Inc.,

a corporation, which said mortgage is recorded in Mortgage
Book

Volume 345 at Page 838 in the Office of the Probate Judge of _____

Shelby County, Alabama, and,

Whereas, in and by said mortgage the mortgagee was authorized 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; and

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Shelby Cnty Judge of Probate, AL
07/02/1976 12:00:00AM FILED/CERT

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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 Main 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 aforementioned mortgage was the bid of Real Estate Financing, Inc., a corporation, in the amount of THIRTY EIGHT THOUSAND EIGHT HUNDRED 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 Shelby 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.



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TO HAVE AND TO HOLD the above described property unto Real Estate Financing, Inc., a corporation, 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 Real Estate Financing, Inc., a corporation has caused this instrument to be executed by and through Mary R. Chadick, as Auctioneer conducting said sale, and as attorney in fact, and Mary R. Chadick as Auctioneer conducting said sale has hereto set his hand and seal on this the 2 day of July, 1976.

REAL ESTATE FINANCING, INC.,
Mortgagee

By Mary R. Chadick
Mary R. Chadick as Auctioneer
and Attorney in fact.

Mary R. Chadick
Mary R. Chadick as Auctioneer
conducting said sale.

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STATE OF ALABAMA

JEFFERSON COUNTY

I, Bessie R. Jones, Notary Public in and for said county, in said State of Alabama, hereby certify that Mary R. Chadick whose name as Auctioneer and Attorney in Fact for Real Estate Financing, Inc., a corporation, 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 said Auctioneer and Attorney in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of July, 1976.

Bessie R. Jones
Bessie R. Jones, Notary Public

STATE OF ALABAMA

My Commission Expires August 4, 1978

JEFFERSON COUNTY

I, Bessie R. Jones, Notary Public in and for said county, in said State of Alabama, do hereby certify that Mary R. Chadick whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 2 day of July, 1976.

Bessie R. Jones
Bessie R. Jones, Notary Public

My Commission Expires August 4, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 JUL -2 AM 11:27
Candace M. Jones
JUDGE OF PROBATE

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