THIS INSTRUMENT PREPARED BY:

R. A. NORRED, ATTY.
513 - 2121 BUILDING
2121 - 8TH AVE., NO.
BIRMINGHAM, AL 35203

1081

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: May 10, 1978 H. L. Franklin and wife, Lestine H. Franklin executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc., which said mortgage is recorded in Book 372, Page 594-95, in the Probate Office 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 Courthouse door of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 consecutive weeks prior to said sale at public out-cry 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, said mortgage with the powers therein contained was duly assigned to Mid-State Homes, Inc., on the 30th day of May, 19 78; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of Sept. 13; Sept. 20; September 27; and, October 4, 1979.

WHEREAS, on October 23, 19 79, 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 Mid-State Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Mid-State Homes, Inc and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mid-State Homes, Inc., in the amount of Thirteen thousand, eight hundred, thirty-eight and no/100 Dollars, which sum of money Mid-State Homes, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Mid-State Homes, Inc.,;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of $ 13,838.00 on the indebtedness secured by said mortgage, the said Mid-State Homes, Inc., by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc. and the said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Mid-State Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

19791025000139830 1/2 $.00
Shelby Cnty Judge of Probate,AL
10/25/1979 12:00:00AM FILED/CERT

Commence at the NW Corner of the N ½ of the NW ¼ of Section 1, Township 19 South, Range 2 East, Shleby County, Alabama; thence run South along the West line of said ¼ ¼ 650.6 feet; thence run North 83 deg. 20 min. East 302.95 feet; thence run North 07 deg. East 61.4 feet to the NW corner of the Jimmie C. Norwood lot and point of beginning of this description; thence continue on the last named course 104.7 feet; thence run South 87 deg. 06 min. East 208.23 feet; thence run South 07 deg. West 104.7 feet; thence run North 87 deg. 06 min. West 208.23 feet to the point of beginning. ALSO rights of ingress and egress over the now existing field road or as may otherwise be located in the future.

TO HAVE AND TO HOLD THE above described property unto Mid-State Homes, Inc., its heirs 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.

R. A. NORRED, ATTORNEY
P. O. Box 195
BIRMINGHAM, ALABAMA 35201

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19791025000139830 2/2 $.00
Shelby Cnty Judge of Probate, AL
10/25/1979 12:00:00AM FILED/CERT

IN WITNESS WHEREOF Mid-State Homes, Inc., has caused this instrument to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereto set his hand and seal on this the 23rd day of October, 19 79.

BY

R.A. Norred, as Auctioneer and Attorney in Fact.

R.A. Norred, as Auctioneer conducting said sale.

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STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred, whose name as Auctioneer and Attorney in Fact for Mid-State Homes, Inc., 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 on this the 24th day of October, 19 79.

Notary Public

OCT 25 PM 8 28

Rec. 3.00
Ind 1.00
4.00

RETURN TO:

R. A. NORRED, ATTY.
513 - 2121 BUILDING
2121 - 8TH AVE., NO.
BIRMINGHAM, AL 35203