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Shelby Cnty Judge of Probate, AL
05/05/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

JEFFERSON COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That Whereas, heretofore on, to-wit: the 8th day of February, 1979, C.D. PAYNE, Sr. and wife, MAUDE A. PAYNE, executed a certain mortgage on property hereinafter described to UNITED FEDERAL SAVINGS & LOAN ASSOCIATION, which said mortgage is recorded in Mortgage Book 388, Page 253, in the Office of the Judge of Probate 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 UNITED FEDERAL SAVINGS & LOAN ASSOCIATION did declare all of the indebtedness secured by 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 News, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 3, 1980; April 10, 1980 and April 17, 1980, and

WHEREAS, on April 25, 1980, the day on which the foreclosure was due to be held under the terms of said notice between the legal

PADEN, GREEN & PADEN

ATTORNEYS AT LAW

1722 SECOND AVENUE

P. O. BOX 605

BESSEMER, ALABAMA 3502

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hours of sale, said foreclosure was duly conducted and UNITED FEDERAL SAVINGS & LOAN ASSOCIATION did offer for sale and did sell at public outcry in front of the Court House in Columbiana, Shelby County, Alabama, the property hereinafter described, and

WHEREAS, Arthur Green, Jr. was the acutioneer who conducted said foreclosure sale and was the person conducting the sale for the said UNITED FEDERAL SAVINGS & LOAN ASSOCIATION, and whereas, the said UNITED FEDERAL SAVINGS & LOAN ASSOCIATION was the highest bidder and best bidder, in the amount of Forty-Eight Thousand Eight Hundred Ninety and 84/100 (\$48,890.84) Dollars on the indebtedness secured by said mortgage; the said UNITED FEDERAL SAVINGS & LOAN ASSOCIATION, by and through Arthur Green, Jr. as Auctioneer conducting said sale and as Attorney-in-fact for UNITED FEDERAL SAVINGS & LOAN ASSOCIATION and C.D. PAYNE, Sr. and wife, MAUDE A. PAYNE, by and through Arthur Green, Jr. as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto UNITED FEDERAL SAVINGS & LOAN ASSOCIATION the following described property situated in Shelby County, Alabama, to-wit:

Unit "B" Building 8, Phase II of Chandalar Townhouses, located at the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along the East line of said 1/4-1/4 Section, a distance of 670.76 feet; thence 90° left, in a Westerly direction, a distance of 170.0 feet to a point on the Westerly right of way line of Chandalar Court; thence 90° right, in a Northerly direction, along said right of way line a distance of 62.9 feet; thence 90° left, in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the point of beginning; thence continue along last described course along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90° left, in a Southerly direction along the West outer face of said wood fence extending across the back of Unit "B", a distance of 17.9 feet to a point on the Northeast corner of a storage building; thence 90° right, in a Westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90° left, in a Southerly direction along the west

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outer face of said storage building, a distance of 6.0 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90° left, in an Easterly direction along said centerline of said storage building, the centerline of a wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90° left, in a Northerly direction along the East outer face of said wood fence across the front of Unit "B", a distance of 23.9 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto UNITED FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, UNITED FEDERAL SAVINGS & LOAN ASSOCIATION and C.D. PAYNE, Sr. and wife, MAUDE A. PAYNE, have caused this instrument to be executed by and through Arthur Green, Jr. as auctioneer conducting said sale and as Attorney in fact for all Parties, separately, and Arthur Green, Jr. as auctioneer conducting said sale and as Attorney in fact for each of said Parties, has hereto set his hand and seal this the 25th day of April, 1980.


Auctioneer Conduction Said Sale

UNITED FEDERAL SAVINGS &
LOAN ASSOCIATION

BY: 
Auctioneer and Attorney in fact

C.D. PAYNE, Sr.

BY: 
Auctioneer and Attorney in fact

MAUDE A. PAYNE

BY: 
Auctioneer and Attorney in fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arthur Green, Jr. whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of C.D. PAYNE, Sr. and wife, MAUDE A. PAYNE 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 Auctioneer and Attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 1980.

Linda C. McDonald
Notary Public

THIS INSTRUMENT WAS
PREPARED BY:

Arthur Green, Jr.
1722 2nd Avenue
Bessemer, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 MAY -5 AM 8:44

NO TAX COLLECTED

Thomas R. Shanden, Jr.
JUDGE OF PROBATE

Rec. 6.00
Incl. 1.00
7.00

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