

✓ This instrument prepared by
 Alan W. Heldman
 1212 Bank for Savings Bldg.
 Birmingham, Alabama 35203

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 SHELBY
 JEFFERSON COUNTY)


 19800519000054850 Pg 1/2 .00
 Shelby Cnty Judge of Probate, AL
 05/19/1980 00:00:00 FILED/CERTIFIED

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore, on, to-wit, the 16th day of July, 1979, Dee Homes, Inc., executed a certain mortgage to Engel Mortgage Company, Inc., a corporation, which said mortgage is recorded in Real Book 394, Page 83, in the office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Engel Mortgage Company, Inc., as mortgagee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of April 17, April 24, and May 1, 1980; and

WHEREAS, on May 19, 1980, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and the said Engel Mortgage Company, Inc., as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Engel Mortgage Company, Inc. in the amount of *forty two thousand eight hundred twenty three and 80/100* (\$42,823.80) which sum the said Engel Mortgage Company, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Engel Mortgage Company, Inc.; and

WHEREAS, Alan W. Heldman conducted said sale on behalf of Engel Mortgage Company, Inc.; and

WHEREAS, said mortgage expressly authorized 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 of a credit in the amount of

on the indebtedness secured by said mortgage, the said Dee Homes, Inc., by and through the said Engel Mortgage Company, Inc., as mortgagee, by Alan W. Heldman, as auctioneer conducting said sale, does hereby grant, bargain sell and convey unto the said Engel Mortgage Company, Inc. the following described

real property situated in Shelby County, Alabama, to-wit:

Lot 59, Eaglewood Estates, first Sector,
as recorded in Map v. 7, p. 45, in the
office of the Judge of Probate of Shelby
County, Alabama.

TO HAVE AND TO HOLD the above described property unto the
said Engel Mortgage Company, Inc., its successors and assigns,
forever; subject, however, to the statutory rights of redemption
on the part of those entitled to redeem as provided by the laws of
the State of Alabama.

IN WITNESS WHEREOF, the said Dee Homes, Inc., mortgagor,
by and through the said Engel Mortgage Company, Inc., as
mortgagee, by Alan W. Heldman, as auctioneer conducting said
sale, has caused these presents to be executed on this the
19th day of May, 1980.

DEE HOMES, INC., Mortgagor

By ENGEL MORTGAGE COMPANY, INC.,
Mortgagee

By Alan W. Heldman
Alan W. Heldman, as Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

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I, the undersigned a Notary Public in and for said County
in said State, hereby certify that Alan W. Heldman, whose name
as auctioneer for Engel Mortgage Company, 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 such auctioneer,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th
day of May, 1980.

Susan W. Sumner
Notary Public

My Commission expires: 2-19-83

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

1980 MAY 19 PM 12:26

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

Rec. 3.00
Incl. 1.00

4.00

NO TAX COLLECTED