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This instrument prepared by:

✓ Michael L. Hall

1212 Bank for Savings Building
Birmingham, Alabama 35203



19801017000117670 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
10/17/1980 00:00:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore on, to-wit, the 22nd day of June, 1979, Shelter South, Inc., a corporation, executed a certain mortgage to Engel Mortgage Company, Inc., a corporation, which said mortgage is recorded in Real Book 393, page 293, 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 September 25, October 2 and October 9, 1980, and

WHEREAS, on October 17, 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 Sixty Seven Thousand Six Hundred Twenty and 66/100 Dollars (\$67,620.66), 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, Michael L. Hall 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 Sixty Seven Thousand Six Hundred Twenty and 66/100 Dollars (\$67,620.66) on the indebtedness secured by said mortgage, the said Shelter South, Inc., by and through the said Engel Mortgage Company, Inc., as mortgagee, by Michael L. Hall, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Engel Mortgage Company, the following described real property situated in Shelby County, Alabama, to-wit:

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Lot 23, according to the map and Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Probate Office 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 Shelter South, Inc., mortgagor, by and through the said Engel Mortgage Company, Inc., as mortgagee, by Michael L. Hall, as auctioneer conducting said sale, have caused these presents to be executed on this the 17th day of October, 1980.

STATE OF ALA. SHELBY BY ENGEL MORTGAGE COMPANY,
I CERTIFY THIS Mortgagee

Dec 3.00
Jud 1.00
4.00
OCT 17 AM 11:20 By Michael L. Hall
Michael L. Hall
Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. HALL, 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 17th day of October, 1980.

Lynn R. Vandiver
NOTARY PUBLIC

My Commission expires: 2-21-83

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