

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That Ralph Scott McDanal and wife, Terri F. McDanal, did, on to-wit, May 9, 1980 execute a mortgage to Engel Mortgage Company, Inc., which mortgage is recorded in BOOK 402, Page 723, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, and the indebtedness secured thereby, was assigned to and acquired by Engel Mortgage Company, Inc., 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. 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 Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of December 18, 25, 1980 and January 1, 1981; and

WHEREAS, on January 16, 1981, 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 Engel Mortgage Company, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Engel Mortgage Company, Inc., in the amount of Forty Eight Thousand Five Hundred ----- DOLLARS (\$48,500.00), 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 the said Engel Mortgage Company, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Forty Eight Thousand Five Hundred ----- DOLLARS (\$48,500.00), on the indebtedness secured by said mortgage, the said Ralph Scott McDanal and wife, Terri F. McDanal acting by and through the said Engel Mortgage Company, Inc., by W. L. Longshore, Jr., as said auctioneer and the person conducting the said sale for the Mortgagee or ~~Trustee of Mortgages~~ and the said Engel Mortgage Company, Inc., by W. L. Longshore, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or ~~Trustee of Mortgages~~, and W. L. Longshore, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or ~~Trustee of Mortgages~~ do hereby grant, bargain, sell and convey unto Engel Mortgage Company, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, in Block 6, according to the Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Engel Mortgage Company, Inc., 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 Engel Mortgage Company, Inc. has caused this instrument to be executed by W. L. Longshore, Jr., as auctioneer and the person conducting said sale for the Mortgagee ~~XXXXXX of Mortgagee~~, and in witness whereof the said W. L. Longshore, Jr. has executed this instrument in his capacity as such auctioneer on this the 16th day of January, 19 81.

** Ralph Scott McDanal and wife,
Terri F. McDanal Mortgagors

By Engel Mortgage Company, Inc.
Mortgagee ~~XXXXXX of Mortgagee~~

By W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee ~~XXXXXX of Mortgagee~~

** Engel Mortgage Company, Inc.
Mortgagee ~~XXXXXX of Mortgagee~~

By W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee ~~XXXXXX of Mortgagee~~

By W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee ~~XXXXXX of Mortgagee~~

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

Foreclosure
1981 JAN 16 PM 12:09

Rec 300
109
400

STATE OF ALABAMA)
Jefferson COUNTY)

19810116000005560 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/16/1981 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said State and County, hereby certify that W. L. Longshore, Jr., whose name as Auctioneer and the person conducting said sale for the Mortgagee ~~XXXXXX of Mortgagee~~, 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 and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of January, 19 81.

Dan Edgerton
Notary Public

My Commission expires 10-1-83

THIS INSTRUMENT WAS PREPARED BY:
Name W. L. Longshore, Jr.
Address 423 Frank Nelson Building
Birmingham, Alabama 35203