

NOTICE
FORECLOSURE DEED

19810212000015910 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
02/12/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

426

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on, to-wit: October 10, 1977,

James C. Middlebrooks, Jr. and wife, Mary Beth Middlebrooks

mortgagors, executed a certain mortgage to

Real Estate Financing, Inc., a corporation

which said mortgage is recorded in ^{Book}~~Volume~~ 370, Record of Mortgages,

at Page 333, in the Office of the Judge of Probate of

Shelby County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Real Estate Financing, Inc.,

a corporation, did declare all of the

indebtedness secured by the 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, in accordance with the terms thereof, by publication in Shelby County Reporter

a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of

January 8, 15 & 22, 1981, and;

WHEREAS, on February 10, 1981, the day on which the foreclosure sale was due to be held under the terms of said notice,

during the legal hours of sale, said foreclosure was duly and properly conducted and the said Real Estate Financing, Inc., a corporation

, did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse at 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

Real Estate Financing, Inc., a corporation, in the amount of

FIFTY TWO THOUSAND SIX HUNDRED FORTY NINE and 68/100 (\$52,649.68)

Dollars, which sum was offered to be credited to the indebtedness secured

by said mortgage, and said property was thereupon sold to _____
Real Estate Financing, Inc., a corporation _____, and;

WHEREAS, _____ Robert H. Adams _____ acted as auctioneer as provided
in said mortgage and conducted the said sale; 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 the credit of _____
FIFTY TWO THOUSAND SIX HUNDRED FORTY NINE and 68/100 (\$52,649.68)

Dollars, _____ James C. Middlebrooks, Jr. and wife, Mary Beth Middlebrooks,
mortgagors, by and through the said _____

Real Estate Financing, Inc., a corporation _____ do grant, bargain,
sell and convey unto the said _____ Real Estate Financing, Inc.,

_____ a corporation _____, the following described
real property, situated in _____ Shelby _____ County, Alabama,
to-wit:

Lot 28 and a part of Lot 27, Kingwood, as recorded in Map Book 6, page 40, in
the Office of the Judge of Probate in Shelby County, Alabama, more particularly
described as follows: Begin at the Southwest corner of said Lot 27; thence in
an Easterly direction, along the South line of said Lot 27, a distance of 179.36
feet; thence 173 degrees 05 minutes left in a Northwesterly direction a distance
of 90.66 feet; thence 13 degrees 53 minutes left in a Southwesterly direction a
distance of 90.0 feet to the point of beginning.

Subject to taxes for the current year, 1981.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those
entitled to redeem under the laws of the State of Alabama.

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TO HAVE AND TO HOLD the above described property to the said

Real Estate Financing, Inc., a corporation

its successors 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.

IN WITNESS WHEREOF, the said

James C. Middlebrooks, Jr., and wife, Mary Beth Middlebrooks

by Real Estate Financing, Inc., a corporation

by Robert H. Adams, as auctioneer conducting

said sale, has caused these presents to be executed on this the 10 day of

February, 19 81.

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Shelby Cnty Judge of Probate, AL
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REAL ESTATE FINANCING, INC.

BY:

Robert H. Adams

AS AUCTIONEER

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

More Closure
1981 FEB 12 AM 9:48

Rec. 450
Ad. 150
550

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Robert H. Adams, whose name as auctioneer for Real Estate Financing, Inc., a corporation, is signed to the foregoing conveyance and who is know to me, acknowledge before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 10 day of February, 19 81.

This document prepared by
Douglas Corretti
1804 7th Avenue North
Birmingham, Alabama 35203
Attys. CORRETTI & NEWSOM

My Commission Expires May 12, 1984

Mary F. Chadwick
Notary Public
STATE OF ALABAMA