

This instrument prepared by:
Michael L. Hall
1212 Bank for Savings Building
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
03/02/1981 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 11th day of October, 1979, J & R Homes, Inc., a corporation, executed a certain mortgage to Engel Mortgage Company, Inc., which said mortgage is recorded in Real Book 397, page 126, 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 January 29, February 5, and February 12, 1980; and

WHEREAS, on March 2, 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 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 four thousand forty three and 05/100 (\$44,043.05) Dollars 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 Forty four thousand forty three and 05/100 (\$44,043.05) Dollars on the indebtedness secured by said mortgage, the said J & R Homes, Inc., by and through the said Engel Mortgage Company, Inc., as mortgagee, by Michael L. Hall, as auctioneer conducting said sale, does hereby grant, bargain, and sell the following described real

NO TAX COLLECTED

BOOK 331 PAGE 452

Lot 12, according to the Survey of Shannon Glen, as recorded in Map Book 7, page 94, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the said J & R Homes, Inc., 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 2nd day of March, 1981.

By: Michael L. Hall
Michael L. Hall
Auctioneer

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.

CONFIDENTIAL
EXEMPT FROM GDS

John A. Johnson
JAN 17 1904

11. 0 3

My Commission expires

NO TAX COLLECTED