

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

19810302000024010 Pg 1/2 .00  
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 27th day of December, 1978, J & R Homes, Inc., a corporation, executed a certain mortgage to Engel Mortgage Company, Inc., which said mortgage is recorded in Real Book 386, page 807, 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 Fifty Thousand Seven Hundred Thirty-Three and 84/100 (\$50,733.84) 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 Fifty Thousand Seven Hundred Thirty-Three and 84/100 (\$50,733.84) 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

NO TAX COLLECTED

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

Lot 28, according to the survey of Shannon  
Glen, as recorded in Map Book 7, page 94,  
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 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.

ENGEL MORTGAGE COMPANY, INC.  
Mortgagee

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 2<sup>nd</sup>  
day of March, 1981.

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

1981 MAR -2 PM 12:35

Thomas A. Shannon, Jr.  
JUDGE OF PROBATE

Rec 3.00  
Paid 1.00  
11.00

NO TAX COLLECTED

Ganna Jo Perkins  
NOTARY PUBLIC  
My Commission expires 03/02/83