

1038
MORTGAGE
FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

19810330000034280 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
03/30/1981 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on to-wit: August 10, 1978, Jesse Benton Taylor, Jr., and wife, Marigail T. Taylor, Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Book 381 at Page 831, in the Probate Office of Shelby County, Alabama; this said mortgage being assumed by Robert H. Howe and wife, June O. Howe, on October 3, 1979.

WHEREAS, on October 24, 1978, the said Real Estate Financing, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to Federal National Mortgage Association charter, having its principal Office in the City of Washington, District of Columbia, said transfer recorded in Book 27, Page 931, in said Probate Office; and the said Federal National Mortgage Association, a corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, a corporation, as transferee, 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 The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of March 5, 12, and 19, 1981; and

WHEREAS, on March 30, 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 Federal National Mortgage Association, a corporation, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse of Columbiana, Shelby County, Alabama, the property hereinafter described; and

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891210-1-205706

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association, a corporation, in the amount of THIRTY SEVEN THOUSAND TWO HUNDRED NINETY and 35/100 (\$37,290.35) Dollars, which sum was offered to be credited on the indebtedness secured by said mortgage, said property was thereupon sold to Federal National Mortgage Association, a corporation, and;

WHEREAS, J. Thomas King, Jr., 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 THIRTY SEVEN THOUSAND TWO HUNDRED NINETY and 35/100 (\$37,290.35) Dollars, Robert H. Howe and wife, June O. Howe, mortgagors, by and through the said Federal National Mortgage Association, a corporation do grant, bargain, sell and convey unto the said Federal National Mortgage Association, a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 3, Block 5, according to the survey of Meadowview First Sector Addition, as recorded in Map Book 6, page 109, in the Probate Office of Shelby County, Alabama.

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.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, 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 Robert H. Howe and wife, June O. Howe, by Federal National Mortgage Association, a corporation, by J. Thomas King, Jr., as auctioneer conducting said sale, have caused these presents to be executed on this the 30th day of March, 1981.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY:

AS AUCTIONEER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that J. Thomas King, Jr., whose name as auctioneer for Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledge before me on this day, being informed of the contents of this conveyance he, in his capacity as such auctioneer, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 30th day of March, 1981.

Marion R. Priestley-Spencer
Notary Public

My Commission Expires July 31, 1984

This document prepared by:
J. Thomas King, Jr.
King and King
9131 Parkway East
Birmingham, Alabama 35206

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Foreclosure
1981 MAR 30 PM 1:44

Thomas R. Snowden, Jr.
JUDGE OF PROBATE

Rec. 4.50
1.00
5.50

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