

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

19810403000036700 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/03/1981 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 21st day of November, 1979, R. E. Hamilton Contracting Co., Inc., a corporation, executed a certain mortgage to Engel Mortgage Company, Inc., which said mortgage is recorded in Mortgage Book 398, page 766, 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 March 12, March 19, and March 26, 1981; and

WHEREAS, on April 3, 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-five thousand seven hundred eighteen and 16/100 (\$55,718.16) 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-five thousand seven hundred eighteen and 16/100 (\$55,718.16) Dollars on the indebtedness secured by said mortgage, the said R. E. Hamilton Contracting Co., 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

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

Lot 3 according to the Survey of Shannon
Glen as recorded in Map Book 7, Page 94,
in the Office of the Judge of Probate 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 R. E. Hamilton Contracting
Co., 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 3rd day of April, 1981.

ENGEL MORTGAGE COMPANY, INC.
Mortgagee

By: Michael L. Hall
Michael L. Hall
Auctioneer

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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 3rd day
of April, 1981.

NOTARY PUBLIC
1981 APR -3 PM 2:22 My Commission expires:
Donna Jo Pennington
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
5-5083