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Shelby Cnty Judge of Probate, AL
04/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

371

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 10, 1978, Howard D. Cook andwife, Sally J. Cook, Mortgagors, executed a certain mortgage to Molton, Allen & Williams, Inc.,a corporation

, which said mortgage is recorded in

Book 384, page 71, in the Probate Office ofShelby County, Alabama, andWHEREAS, on November 30, 1978, the said Molton, Allen & Williams,Inc., a corporation

did transfer and assign

said mortgage and the debt secured thereby to Federal National MortgageAssociation, a corporation

organized under an Act

of Congress and existing pursuant to the Federal National MortgageAssociation

charter, having its principal Office in the City of Washington, District of Columbia, said transfer recorded in

Book 28, page 438, in said Probate Office; andthe 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 Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues ofMarch 12, 19 and 26, 1981; and

WHEREAS, on April 7, 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 Court-house of 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 Federal National Mortgage Association, a corporation, in the amount of FIFTY ONE THOUSAND NINE HUNDRED THIRTY SEVEN and 06/100 (\$51,937.06) Dollars which sum was offered to be credited on the indebtedness secured

NO TAX COLLECTED

Carretti & Newson

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by said mortgage, and said property was thereupon sold to
Federal National Mortgage Association, a corporation, and;

WHEREAS, Cheryl L. Wilkinson 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 ONE THOUSAND NINE HUNDRED THIRTY SEVEN and 06/100 (\$51,937.06)
Dollars, Howard D. Cook and wife, Sally J. Cook
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 2, of The Round Table Subdivision, as recorded in Map Book 7, Page 38,
in the Office of the Judge of Probate of Shelby County, Alabama, EXCEPT that
part of said Lot 2 more particularly described as follows: Begin at the North-
easterly corner of said Lot 2; thence in a Southeasterly direction, along the
East lot line of said Lot 2, a distance of 157.82 feet; thence 100 degrees
03' 08" right, in a Northwesterly direction and along the South lot line of said
Lot 2 a distance of 27.55 feet; thence 90 degrees right, in a Northeasterly
direction, a distance of 155.40 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.

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

Howard D. Cook and wife, Sally J. Cook,

by Federal National Mortgage Association, a corporation

by Cheryl L. Wilkinson, as auctioneer conducting

said sale, has caused these presents to be executed on this the 7 day of

April, 19 81.

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

1981 APR 10 AM 10:17

Enclosure
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: *Cheryl L. Wilkinson*
AS AUCTIONEER

NO TAX COLLECTED

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cheryl L. Wilkinson

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 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 7th day of

April, 19 81.

Harry R. Chadwick
Notary Public

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

My Commission Expires May 12, 1984