

✓ This instrument prepared by:
James C. Barton, Jr.
1212 Bank for Savings Building
Birmingham, Alabama 35203


19811016000110490 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
10/16/1981 00:00:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore, on, to-wit, the 27th day of September, 1978, Lena Heartsfield Hopson and Floyd Hopson executed a certain mortgage to Alabama Family Homes, Inc. which said mortgage is recorded in Real Book 384, page 486, in the office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, Alabama Family Homes, Inc. assigned its interest in said mortgage to Colonial Financial Service, Inc., a corporation, which said assignment is recorded in Real Book 384, page 487, 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 Colonial Financial Service, Inc., as assignee of 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 September 24, October 1 and October 8, 1981; and

WHEREAS, on October 16, 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 Colonial Financial Service, Inc., as assignee of mortgagee, did offer for sale and sell at public outcry, in front of the Court-house 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 Colonial Financial Service, Inc. in the amount of Thirty-two Thousand Dollars (\$32,000.00), which sum the said Colonial Financial Service, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Colonial Financial Service, Inc.; and

WHEREAS, James C. Barton, Jr. conducted said sale on behalf of Colonial Financial Service, 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:

BOOK 335 PAGE 537

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Thirty-two Thousand Dollars (\$32,000.00) on the indebtedness secured by said mortgage, the said Floyd Hopson and Lena Heartsfield Hopson, by and through the said Colonial Financial Service, Inc., as assignee of mortgagee, by James C. Barton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, and sell the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of Section 1, Township 22 South, Range 1 West and run North along said section line a distance of 968.37 feet to a point marked by an iron pipe; thence turn an angle of 33°23' to the left and run 135 feet to the point of beginning of the lands herein conveyed, which point is marked by an iron pipe; then continue to run on the same line a distance of 125.83 feet to the southeast corner of the Charles Kidd lot, which corner is marked by an iron pipe; then turn an angle of 90°00' to the left and run 160.85 feet, more or less, to a point marked by iron on the East right of way line of County Highway #47 (Columbiana-Shelby Road) which point is the southwest corner of the said Charles Kidd lot; thence turn an angle to the left and run along said highway right of way line 125.83 feet to the northwest corner of the lot leased to Leon McNeal which corner is marked by an iron pipe; thence turn an angle to the left and run 160.85 feet, more or less, to the said point of beginning and being situated in the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, and subject to road and utility easements. Said Real Estate shall be used for residential purposes only.

TO HAVE AND TO HOLD the above described property unto the said Colonial Financial Service, 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 Floyd Hopson and Lena Heartsfield, by and through the said Colonial Financial Service, Inc., as assignee of mortgagee, by James C. Barton, Jr., as auctioneer conducting said sale, have caused these presents to be executed on this the 16th day of October, 1981.

FLOYD HOPSON
LENA HEARTSFIELD HOPSON
Mortgagors

COLONIAL FINANCIAL SERVICE, INC.
Assignee of Mortgage

By James C. Barton, Jr.
James C. Barton, Jr.
Auctioneer

BOOK 335 PAGE 538

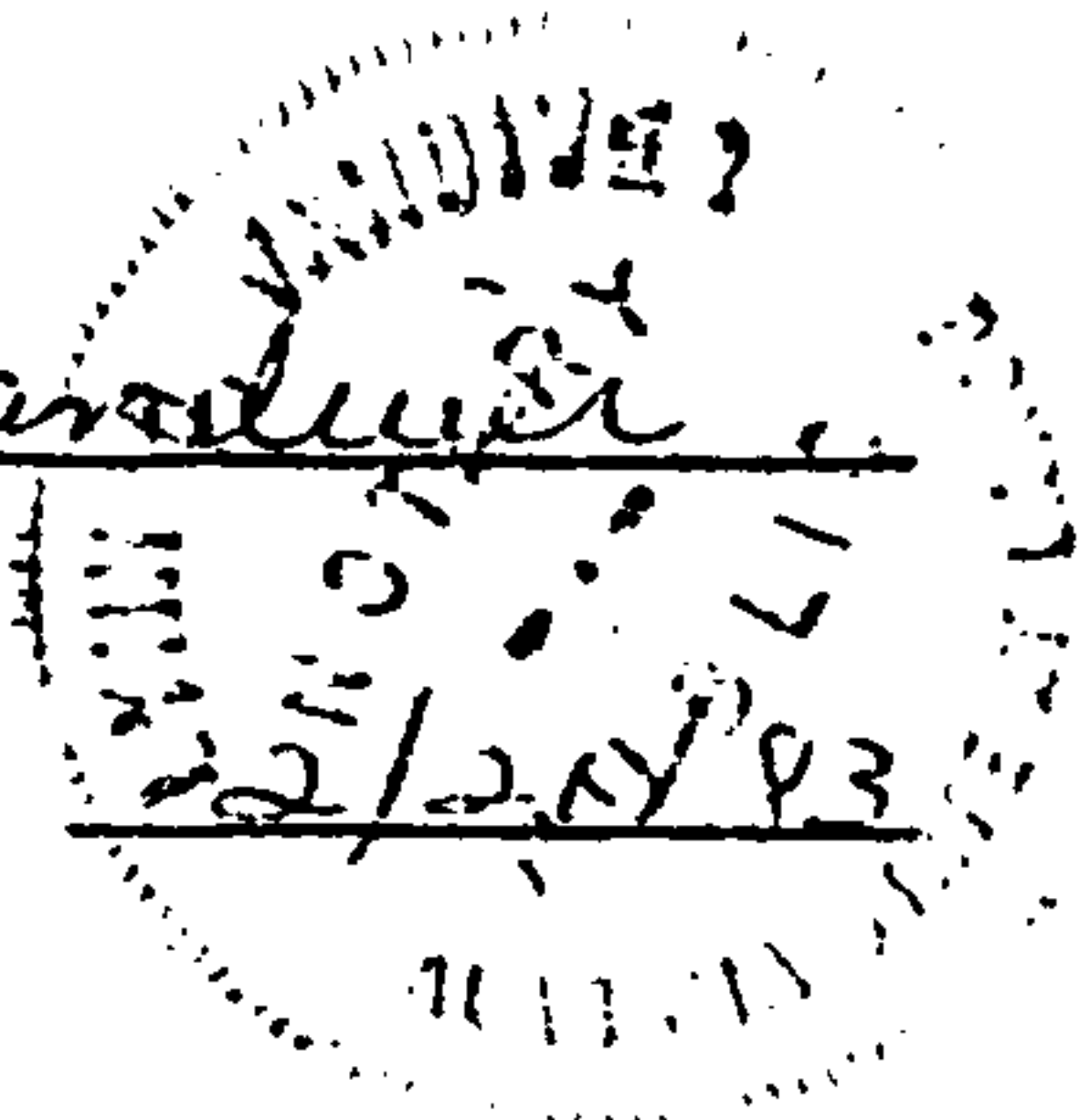
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES C. BARTON, JR., whose name as auctioneer for Colonial Financial Service, 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 16th day of October, 1981.

Lynn D. Vandiver
NOTARY PUBLIC

My Commission expires: 2/20/83



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Shelby Cnty Judge of Probate, AL
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BOOK 335 PAGE 539

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

1981 OCT 16 PM 2:39

Thomas A. Snodgrass, Jr.
JUDGE OF PROBATE

Rec'd 4.50
Jud 1.00
S.50