

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

This Instrument Was Prepared by  
 W. L. LONGSHORE, JR.  
 423 FRANK NELSON BUILDING  
 BIRMINGHAM, ALABAMA 35203

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 13, 1979

Daniel E. Maldet and wife, Deborah L. Maldet  
 Mortgagors, executed a certain mortgage to Engel Mortgage  
 Company, Inc., a corporation,  
 which said mortgage is recorded in Book 390, page 601 in  
 the Probate Office of Shelby County, Alabama,  
 and

WHEREAS, on May 7, 1979, the said Engel Mortgage  
 Company, Inc.

transferred and assigned said mortgage and the debt secured thereby  
 to Federal National Mortgage Association, a corporation organized  
 under the Act of Congress and existing pursuant to the Federal National  
 Mortgage Association charter, having its principal office in the  
 City of Washington, District of Columbia, said transfer recorded in  
 Book 30, page 735, in the Probate Office of Shelby  
 County, Alabama,

and said Federal National Mortgage Association is now the  
 holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebted-  
 ness secured by said mortgage, and the said Federal National  
 Mortgage Association as transferee, did declare all of the indebted-  
 ness 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 Columbiana  
 Shelby County, Alabama, in its issues of February 4, 11, & 18,  
 1982; and

WHEREAS, on March 2, 1982, 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 Federal National Mortgage  
 Association as transferee of said mortgage, did offer for sale and  
 sell at public outcry, in front of the Courthouse door, Main  
 Entrance, 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 in the amount of Fifty Thousand  
 Twenty Eight and 28/100-----dollars (\$50,028.28)  
 which sum was offered to be credited on the indebtedness secured by  
 said mortgage, and said property was thereupon sold to Federal  
 National Mortgage Association; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on  
 behalf of Federal National Mortgage Association;

338 PAGE 302

BOOK

LONGSHORE &amp; LONGSHORE

FRANK NELSON BUILDING  
BIRMINGHAM, ALABAMA 35203-3664

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 Thousand Twenty Eight and 28/100----- dollars (\$50,028.28), Daniel E. Mallet and wife, Deborah L. Mallet Mortgagors by and through the said Federal National Mortgage Association, as transferee, do grant, bargain, sell and convey unto the said Federal National Mortgage Association the following described real property situated in Shelby County, Alabama, to-wit:

Lot 49, according to the map of SOUTHERN HILLS, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Federal National Mortgage Association 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 Daniel E. Mallet and wife, Deborah L. Mallet mortgagors, by and through the said Federal National Mortgage Association, as transferee, by W. L. Longshore, Jr. as auctioneer conducting said sale have caused these presents to be executed on this the 2nd day of March 1982.

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

1982 MAR -3 AM 8:47

*Forclosure*  
*Thomas A. Shouder, Jr.*  
JUDGE OF PROBATE

DANIEL E. MALDET and wife,  
DEBORAH L. MALDET MORTGAGORS  
BY: FEDERAL NATIONAL MORTGAGE  
ASSOCIATION AS TRANSFEREE

BY: *W. L. Longshore, Jr.*  
W. L. LONGSHORE, JR., as  
Auctioneer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Rec. 3.00  
Sub. 1.00  
4.00

NO TAX COLLECTED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for Federal National Mortgage Association 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 this 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 2nd day of March, 1982.

*Michael Lee Shouder*  
Notary Public

My Commission expires: 8-21-85