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This instrument was prepared by:

✓ Name: Harold H. Goings, Esq.

Address: P. O. Box 3418, Birmingham, AL 35255

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STATE OF ALABAMA     )  
                              :  
COUNTY OF SHELBY    )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, August 4, 1981, Elleyne Deanne Quarrie, a single woman, executed a certain mortgage on the property hereinafter described to Johnson & Associates Mortgage Co., as recorded in Book 414, Page 809, in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being transferred and assigned to Security Pacific National Bank, as trustee, by instrument recorded in Book 41, Page 889, in the aforesaid probate office.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Security Pacific National Bank, as Trustee, did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 25, July 1 and 8, 1982.

WHEREAS, on July 20, 1982, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Security Pacific National Bank, as Trustee, did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described, and;

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WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Security Pacific National Bank, as trustee, and;

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Security Pacific National Bank, as trustee, in the amount of Twelve Thousand Four Hundred Seventy-nine and 94/100 Dollars (\$12,479.94), which sum of money Security Pacific National Bank, as trustee, offered to credit on the indebtedness secured by said mortgage, the said Security Pacific National Bank, as trustee, by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for Security Pacific National Bank, as trustee, and the said Harold H. Goings, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Security Pacific National Bank, as trustee, the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, in Block "A," according to the Survey of Hubbard and Givhan's Subdivision, as recorded in Map Book 3, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Security Pacific National Bank, as trustee, 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, Security Pacific National Bank, as trustee, has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 20th day of July, 1982.

RECEIVED  
SHELBY CO.  
JULY 20 1982  
THIS  
INSTRUMENT  
WAS FILED

1982 JUL 20 PM 1:39

Rec. 300  
Ind. 100  
400

Thomas A. Sumner, Jr.  
JUDGE OF PROBATE

Harold H. Goings, as Auctioneer  
and Attorney in Fact for  
Security Pacific National Bank,  
as Trustee

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact for Security Pacific National Bank, as trustee, 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 20th day of July, 1982.

Amelia B. Brantley  
Notary Public

