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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: March 31, 1981, James H. Evanoff and wife, N. Lucille Evanoff, Mortgagors, executed a certain mortgage to Jackson Company, a corporation, which said mortgage is recorded in Book 411, Page 140, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on March 31, 1981, the said Jackson Company, transferred and assigned said mortgage and the debt thereby secured to Birmingham Trust National Bank, a corporation, said transfer being recorded in Book 40, Page 98, aforesaid records, and Birmingham Trust National Bank 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 Birmingham Trust National Bank, 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 The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of December 23, 30, 1982 & January 6, 1983; and

WHEREAS, on January 24, 1983, 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 Birmingham Trust National Bank, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 Birmingham Trust National Bank in the amount of Ninety Two Thousand Nine Hundred Four and 22/100 Dollars (\$92,904.22), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Birmingham Trust National Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Birmingham Trust National Bank; 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 Ninety Two Thousand Nine Hundred Four and 22/100 Dollars (\$92,904.22), James H. Evanoff and wife, N. Lucille Evanoff, Mortgagors, by and through the said Birmingham Trust National Bank, as transferee, do grant, bargain, sell and convey unto the said Birmingham Trust National Bank the following described real property situated in Shelby County, Alabama to-wit:

Lot 229, according to the survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby

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W. L. Longshore, Jr.
Notary Public
Shelby County, Alabama

County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Birmingham Trust National Bank, 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 James H. Evanoff and wife, N. Lucille Evanoff, Mortgagors, by the said Birmingham Trust National Bank, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 24th day of January, 1983.

JAMES H. EVANOFF and wife,
N. LUCILLE EVANOFF
MORTGAGORS

By: BIRMINGHAM TRUST
NATIONAL BANK
AS TRANSFEREE

By: 

W. L. Longshore, Jr.,
as Auctioneer

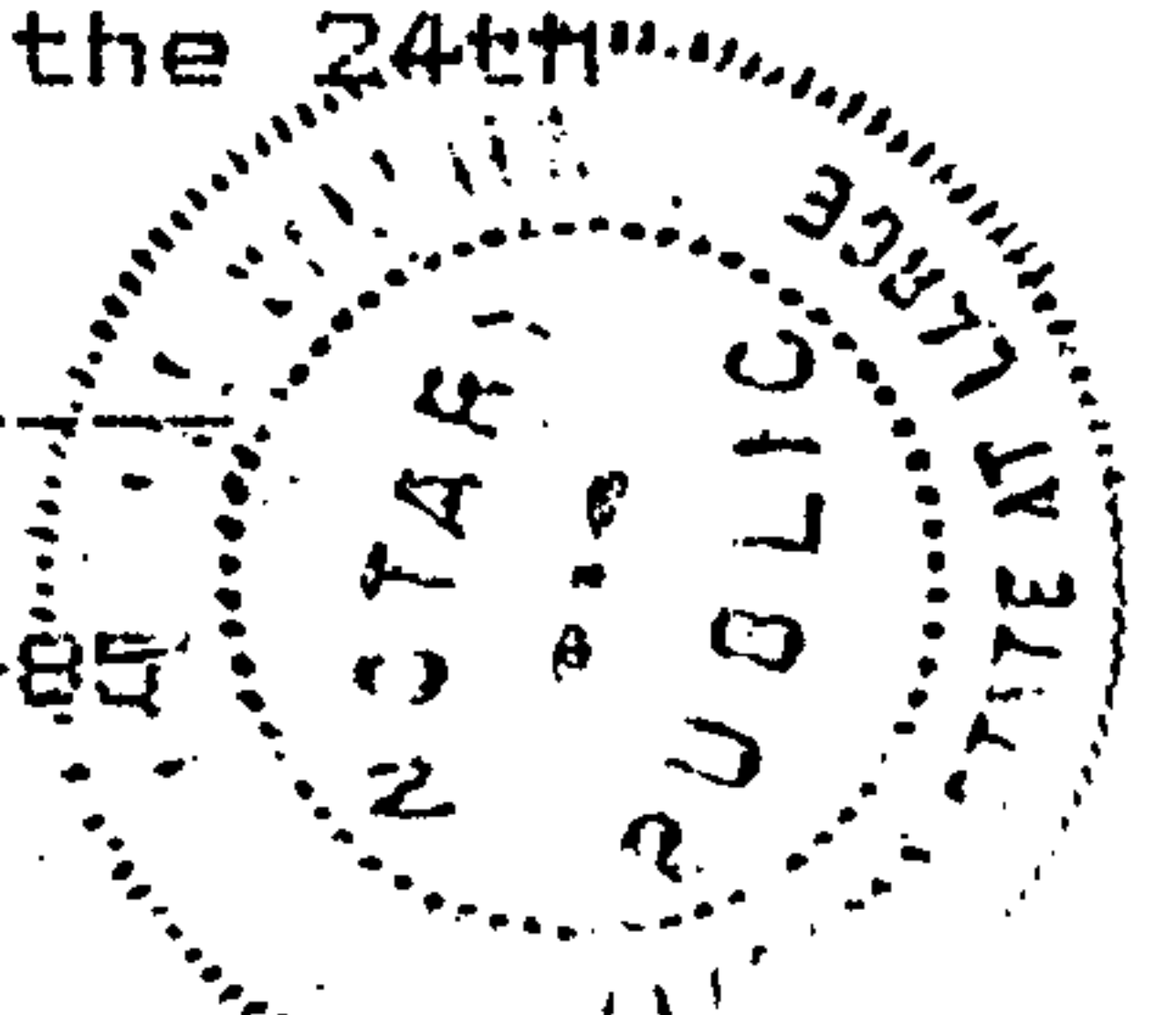
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Birmingham Trust National Bank 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 on this the 24th day of January, 1983.



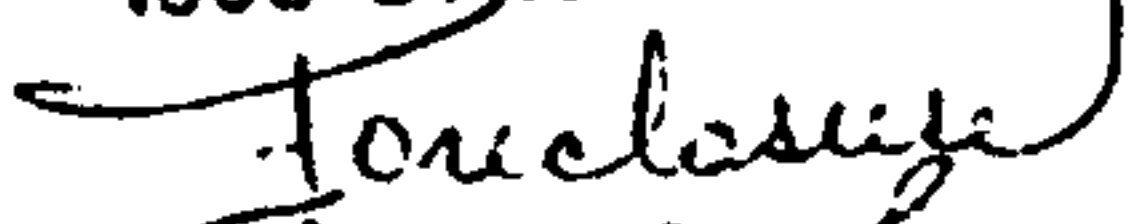
NOTARY PUBLIC
COMMISSION EXPIRES: 8-21-85



THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
423 Frank Nelson Building
Birmingham, Alabama 35203-3664

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

1983 JAN 24 PM 1:28


Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
H.00

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