

Sirote, Permutt, Friend,
Friedman, Held & Apolinsky, P.A.
2222 Arlington Avenue South
Birmingham, Alabama 35255

Colonial Bank of Alabama, N.A.
P. O. Box 1887
Birmingham, Alabama 35201-1888

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 26th day of
September, 1977, Gerald G. Savage and wife, Carol A. Savage,
executed a certain mortgage on property
hereinafter described to City National Bank of Birmingham, a national banking
association, now known as Colonial Bank of Alabama, N.A.,
which said mortgage was recorded in the Office of the Judge of Probate of
Shelby County, Alabama, in Book 384, Page
719; and which said mortgage was subsequently transferred and
assigned to N/A
by instrument recorded in the aforesaid Probate Office in _____
_____, Page _____; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized
and empowered in case of default in the payment of the indebtedness
secured thereby, 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
County by publication once a week for three (3) 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 Mort-
gagee may bid at the sale and purchase said property if the highest bidder
thereof; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said Colonial Bank of Alabama, N.A.
_____ did declare all of the indebtedness
secured by said mortgage subject to foreclosure as therein provided and

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did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 10, 17, 24, 1983; and

WHEREAS, on March 3, 1983, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Colonial Bank of Alabama, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph H. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Colonial Bank of Alabama, N.A.; and

WHEREAS, Colonial Bank of Alabama, N.A. was the highest bidder and best bidder in the amount of Sixteen thousand, five hundred and no/100 Dollars (\$16,500.00 ----) on the indebtedness secured by said mortgage, the said Colonial Bank of Alabama, N.A. by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Colonial Bank of Alabama, N.A. does hereby grant, bargain, sell and convey unto Colonial Bank of Alabama, N.A., the following described property situated in Shelby County, Alabama:

Lot 22, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

Colonial Bank of Alabama, N.A.

IN WITNESS WHEREOF, Colonial Bank of Alabama, N.A.

_____, Mortgagee, has/have caused this instrument to be executed by and through Joseph H. McQueen as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this the 3rd day of March, 19 83.

Colonial Bank of Alabama, N.A.

By: Joseph H. McQueen
Auctioneer and Attorney-In-Fact
Joseph H. McQueen

Joseph H. McQueen
Auctioneer Conducting Said Sale
Joseph H. McQueen

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph H. McQueen, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of Colonial Bank of Alabama, N.A., Mortgagee, to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on
this the 3rd day of March, 1983.

Notary Public

My Commission Expires:

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

1983 MAR -3 AM 11:14

Foreclosure
JUDGE OF PROBATE

Res	4.50
Ind	1.00
	5.50