

474

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, heretofore, on, to-wit: May 26, 1981, Wayne M. Milam and wife, Lois Corrine Milam did execute a certain mortgage on the property hereinafter described to Transamerica Financial Services, Inc. which said mortgage is recorded in Mortgage Book 412 at Page 788 in the Office of the Judge of Probate of Shelby County, Alabama; and

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 the 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 said sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by the said mortgage, and the said Transamerica Financial Services, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Report, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 17, 1983, February 24, 1983, and March 3, 1983; and

WHEREAS, on March 10, 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 and properly conducted, and Transamerica Financial Services, Inc., as mortgagee, did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Alabama, the property hereinafter described, and

JOHN HOLLIS JACKSON, JR.

ATTORNEY AT LAW
500 SECOND AVENUE SOUTH
P.O. BOX 1318
CLANTON, ALABAMA 35045

BOOK 345 PAGE 647

WHEREAS, John Hollis Jackson, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Transamerica Financial Services, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Transamerica Financial Services, Inc. in the amount of Thirty-One Thousand Six Hundred Twenty-Seven and no/100 DOLLARS (\$31,627.00) which sum of money Transamerica Financial Services, Inc. offered to credit on the indebtedness secured by said mortgage and the expenses of said sale, and said property was thereupon sold to Transamerica Financial Services, Inc.

Now, therefore, in consideration of the premises and of a credit in the amount of \$31,627.00 on the indebtedness secured by said mortgage and the expenses of the said sale, Transamerica Financial Services, Inc., by and through John Hollis Jackson, Jr., as auctioneer conducting said sale as attorney-in-fact for Transamerica Financial Services, Inc. and the said John Hollis Jackson, Jr. as the auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Transamerica Financial Services, Inc. the following described property situated in Shelby County, Alabama, to-wit:

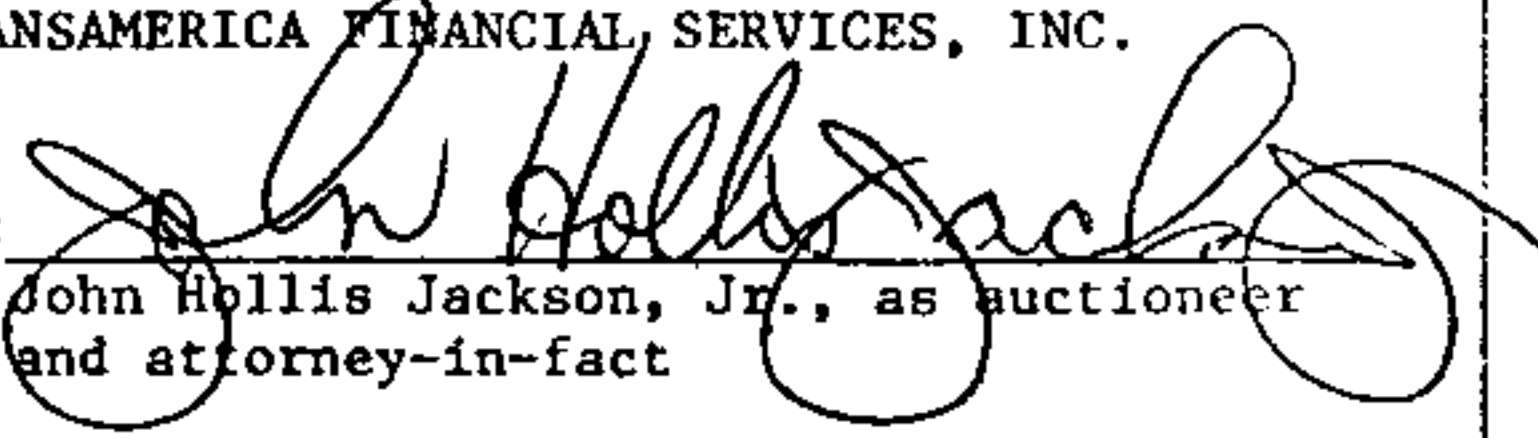
A lot or parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East containing one acre, more or less, described more particularly as follows: Commence at a point where the north line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5 intersects the centerline of the paved Shelby County Hwy. #61 (also known as Montgomery Road), thence run East along said North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 330 feet to the point of beginning, thence continue last course a distance of 208.7 feet, thence turn right 90 degrees and run South a distance of 208.7 feet, thence turn right 90 degrees and run west a distance of 208.7 feet, thence turn right 90 degrees and run North a distance of 208.7 feet to the point of beginning. Also a 30 foot easement along the North side of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5 between the above described property and the aforementioned paved Shelby County Hwy. #61.

TO HAVE AND TO HOLD the above described property unto Transamerica Financial Services, Inc., 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, Transamerica Financial Services, Inc. has caused this instrument to be executed by and through John Hollis Jackson, Jr., as auctioneer conducting said sale, and as attorney-in-fact and John Hollis Jackson, Jr., as auctioneer conducting said sale has hereunto set his hand and seal on this the 10th day of March, 1983.

TRANSAMERICA FINANCIAL SERVICES, INC.

BY:


John Hollis Jackson, Jr., as auctioneer
and attorney-in-fact

BY:

John Hollis Jackson, Jr., as auctioneer
conducting said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public for the State of Alabama at Large hereby certify that John Hollis Jackson, Jr., whose name as auctioneer and attorney-in-fact for Transamerica Financial Services, 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, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 10th day of March,

1983.

Sammy L. Inman
Notary Public

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

1983 MAR 14 AM 8 12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 450
100
550

BOOK 345 PAGE 649