

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on to-wit: September 9, 1981, Thomas Crawford Bonow and wife, Genelle Dorothy Bonow, Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Book 415, Page 323, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on September 24, 1981, the said Real Estate Financing, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to MGIC Mortgage Marketing Corporation, a corporation, said transfer being recorded in Book 43, Page 418, in said Probate Office; and

WHEREAS, on November 24, 1981, the said MGIC Mortgage Marketing Corporation, a corporation, did transfer and assign said mortgage and the debt secured thereby to Central Bank of Birmingham, as Trustee, a corporation, said transfer being recorded in Book 43, Page 446 in said Probate Office; and the said Central Bank of Birmingham, as Trustee, a corporation, 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 Central Bank of Birmingham, as Trustee, 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, Alabama, in its issues of June 2, 9 and 16, 1983; and

WHEREAS, on June 27, 1983, the day on which the foreclosure sale was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said Central Bank of Birmingham, as Trustee, a corporation, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse of Columbiana,

King, King and King

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 Central Bank of Birmingham, as Trustee, a corporation, in the amount of ONE HUNDRED FORTY-SIX THOUSAND SIX HUNDRED FIFTY-FOUR AND 63/100 DOLLARS (\$146,654.63) which said sum was offered to be credited on the indebtedness secured by said mortgage, said property was thereupon sold to Central Bank of Birmingham, as Trustee, a corporation, and;

WHEREAS, J. Thomas King, Jr., acted as auctioneer as provided in said mortgage and conducted the said sale, 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 ONE HUNDRED FORTY-SIX THOUSAND SIX HUNDRED FIFTY-FOUR AND 63/100 DOLLARS (\$146,654.63), Thomas Crawford Bonow and wife, Genelle Dorothy Bonow, mortgagors, by and through the said Central Bank of Birmingham, as Trustee, a corporation, do grant, bargain, sell and convey unto the said Central Bank of Birmingham, as Trustee, a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 25A, according to a Resurvey of Lots 24 and 25, Third Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, page 146, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT THE FOLLOWING: From the most northerly corner of said Lot 24-A (being a common corner with Lot 25-A) run in a southeasterly direction along the common line between lots 24-A and 25-A for a distance of 57.33 feet to the point of beginning, thence turn an angle to the left of 3° 49' and run in an easterly direction for a distance of 35.05 feet, thence turn an angle to the right of 6° 59' 30" and run in a southeasterly direction for a distance of 42.05 feet, thence turn an angle to the left 9° 12' 08" and run in an easterly direction for a distance of 42.22 feet, thence turn an angle to the left of 35° 55' 46" and run in a northeasterly direction for a distance of 60.74 feet, thence turn an angle to the right of 15° 00' 45" and run in an easterly direction for a distance of 51.61 feet, more or less, to the most easterly corner of Lot 25-A thence turn an angle to the right and run in a southwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 117.22 feet to a common corner of Lots 24-A and 25-A thence turn an angle to the right and run in a northwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 114. feet more or less to the point of beginning.

Subject to taxes for the current year, 1983, and subsequent years.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said Central Bank of Birmingham, as Trustee, a corporation, 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 Thomas Crawford Bonow and wife, Genelle Dorothy Bonow, by Central Bank of Birmingham, as Trustee, a corporation, by J. Thomas King, Jr., as auctioneer conducting said sale, have caused these presents to be executed on this the 27th day of June, 1983.

CENTRAL BANK OF BIRMINGHAM, AS TRUSTEE

BY:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Thomas King, Jr., whose name as auctioneer for Central Bank of Birmingham, as Trustee, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, being informed of the contents of this conveyance he, in his capacity, as such auctioneer, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 27th day of June, 1983.

Alan L. King

Notary Public

My Commission Expires November 29, 1986

This document prepared by:

J. Thomas King, Jr.
KING, KING, AND KING
9131 Parkway East
Birmingham, Alabama 35206

STATE OF ALA. SHELBY CO.

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FILED

1983 JUN 27 PM 3:03

Thomas A. King, Jr.
JUDGE OF PROBATE

Rec 4.50
Ind 1.00
5.50