

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 30, 1980, Bob Russell Beasley and wife, Paula Beasley, Mortgagors, executed a certain mortgage to Engel Mortgage Company, Inc., a corporation, which said mortgage is recorded in Book 407, Page 293 in the Probate Office of Shelby County, Alabama; and

WHEREAS, on November 28, 1980, the said Engel Mortgage Company, Inc., a corporation, transferred and assigned said mortgage and debt thereby secured to Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association charter, having its principal office in the City of Washington, District of Columbia, said transfer being recorded in Book 38, Page 979, aforesaid records, and said Federal National Mortgage Association 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 Federal National Mortgage Association 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 September 1, 8 & 15, 1983; and

WHEREAS, on September 27, 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 Federal National Mortgage Association 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 Federal National Mortgage Association, in the amount of Twenty Six Thousand One Hundred Eighteen and 03/100 Dollars (\$26,118.03), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Federal National Mortgage Association; 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 Twenty Six Thousand One Hundred Eighteen and 03/100 Dollars (\$26,118.03), Bob Russell Beasley and wife, Paula Beasley, Mortgagors, by and through the said Federal National Mortgage Association, as transferee, do grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to-wit:

Longshore Longshore
435-26 South Shelby, D.D. B'ham, Al. 35203

BOOK 350 PAGE 221

Begin at the northeast corner of Block 16 according to Joseph Squire's map and survey of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121A, said point being the place where the south line of Third Avenue intersects the west line of Second Street in said Town; thence west along the south boundary of said Third Avenue for 195.00 feet to the point of beginning; thence left 90 deg. 00 min. in a southerly direction 100.00 feet; thence right 90 deg. 00 min. in a westerly direction 145.00 feet to the west line of an alley (sometimes known as Ruffin Alley); thence right 90 deg. 00 min. in a northerly direction along said west line of an alley 100.00 feet to intersection with said south boundary of Third Avenue; thence east along said south boundary of Third Avenue 145.00 feet to the point of beginning. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, the above described property unto Federal National Mortgage Association, 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 Bob Russell Beasley and wife, Paula Beasley, Mortgagors, by and through the said Federal National Mortgage Association, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 27th day of September, 1983.

BOB RUSSELL BEASLEY AND
WIFE, PAULA BEASLEY
MORTGAGORS

By: FEDERAL NATIONAL
MORTGAGE ASSOCIATION
AS TRANSFeree

By: W. L. Longshore, Jr.
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 Federal National Mortgage Association 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 this the 27th day of September, 1983.

Michelle Lee Skelton

NOTARY PUBLIC
COMMISSION EXPIRES: 8-21-85

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, Jr.
423 Frank Nelson Building
Birmingham, Alabama 35203

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

1983 SEP 27 PM 2:44
Foreclosure
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00