

This instrument prepared by:
Jerry E. Held
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, Alabama 35255

Send Tax Notice to:
Transamerica Financial Services
213 Gadsden Highway, Suite 229
Birmingham, Alabama 35235

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 24th day of
April, 1981, Ralph E. Parker and wife, Patsy M. Parker,
executed a certain mortgage on real
property hereinafter described to Transamerica Financial Services, Inc.
, which said mortgage
was recorded in the Office of the Judge of Probate of
Shelby County, Alabama, in Book 411
Page 828; 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 Mortgage was author-
ized 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 Transamerica Financial
Services, Inc. did declare all of the indebtedness
secured by said mortgage subject to foreclosure as therein provided and

Sirote Permutt

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 December 1, 8, 15, 1983; and

WHEREAS, on January 3, 1984, 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 Transamerica Financial Services, Inc. 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 Transamerica Financial Services, Inc.; and

WHEREAS, Transamerica Financial Services, Inc. was the highest bidder and best bidder in the amount of Sixty-eight thousand and no/100 Dollars (\$ 68,000.00 ---) on the indebtedness secured by said mortgage, the said Transamerica Financial Services, Inc. by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Transamerica Financial Services, Inc. does hereby grant, bargain, sell and convey unto Transamerica Financial Services, Inc., the following described property situated in Shelby County, Alabama:

Lot 3, Block 2, according to the survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, page 79, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Transamerica Financial Services, Inc., its/
his successors/heirs and assigns forever; subject, however, to the
statutory rights of redemption from said foreclosure sale on the
part of those entitled to redeem as provided by the laws in the
State of Alabama.

IN WITNESS WHEREOF, Transamerica Financial Services,
Inc., 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, and said Joseph H. McQueen, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 3rd day of January,
19 84.

Transamerica Financial Services, Inc.

(MORTGAGEE)

By:

Joseph H. McQueen
Auctioneer and Attorney-in-Fact
Joseph H. McQueen

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

STATE OF ALABAMA)

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 and attorney-in-fact for Transamerica
Financial Services, Inc., Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

BOOK 352 PAGE 381

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FORE CLOSURE
1984 JAN -3 AM 11:07

Rec. 450
100

Thomas A. Thompson, Jr.
NOTARY PUBLIC