

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: September 26, 1981, Wayne D. Detwiler
and wife, Nancy L. Detwiler, Mortgagors, executed a certain mortgage to
Real Estate Financing, Inc., a corporation

Book
which said mortgage is recorded in Volume 415, page 725, in the Office of the
Judge of Probate of Shelby County, Alabama; and

WHEREAS, on October 8, 1981, the said Real Estate
Financing, Inc., a corporation, did transfer and assign said mortgage
and the debt secured thereby 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,
by Assignment recorded in Volume 42, Page 461, in said Probate Office
and the said Federal National Mortgage Association, 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 Federal National Mortgage Association,
a corporation, as transferee, did declare all of the indebtedness secured
by 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 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 February 2, February 9
and February 16, 1984; and

WHEREAS, on February 24, 1984, 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 Federal National
Mortgage Association, 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, Shelby County, Alabama,
the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the afore-
mentioned mortgage was the bid of Federal National Mortgage Association,
a corporation, in the amount of EIGHTY SEVEN THOUSAND ONE

HUNDRED EIGHTY NINE and 61/100 (\$87,189.61)

which sum was offered to be credited on the indebtedness secured

CORRETTI & NEWSON
1804-7TH AVENUE NORTH
BIRMINGHAM, ALABAMA 35202

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by said mortgage, and said property was thereupon sold to Federal National
Mortgage Association, a corporation, and;

WHEREAS, Donald L. Newsom acted as auctioneer as
provided in said mortgage and conducted the said sale, and;

WHEREAS, said mortgage expressly authorized the person conduction 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 EIGHTY
SEVEN THOUSAND ONE HUNDRED EIGHTY NINE and 61/100 (\$87,189.61) Dollars,
Wayne D. Detwiler and wife, Nancy L. Detwiler, mortgagors
by and through the said Federal National Mortgage Association,
a corporation do grant, bargain, sell and
convey unto the said Federal National Mortgage Association, a
corporation, the following
described real property, situated in Shelby County, Alabama,
to-wit:

Lot 39, according to the Survey of Butte Woods Ranch Addition to
Altadena Valley, as recorded in Map Book 5, Page 1, in the Office
of the Judge of Probate of Shelby County, Alabama.
Mineral and Mining rights excepted.

Subject to taxes for the current year, 1984.

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 Federal National
Mortgage Association, 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 Wayne D. Detwiler and wife

Nancy L. Detwiler

by Federal National Mortgage Association, a corporation

by Donald L. Newsom, as auctioneer conducting

said sale, has caused these presents to be executed on this the 24th day of
February, 19 84.

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
a corporation.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
ENCLOSURE
1984 FEB 27 AM 8:03
- Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Re 450
100
550

BY: Donald L. Newsom
AS AUCTIONEER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,
hereby certify that Donald L. Newsom,
whose name as auctioneer for Federal National Mortgage Association, a
corporation, is signed to the foregoing conveyance and
who is know to me, acknowledge before me on this day, being informed of the contents of
this conveyance he or she, in his or her capacity as such auctioneer executed the same
voluntarily on the day same bears date.

Given under my hand and official seal, this 24th day of
February, 19 84.

Phyllis Crow
Notary Public

This document prepared by
Douglas Corretti - atty.
1804 7th Avenue North
Birmingham, Alabama 35203

My commission 8/10/83.