

181 3827
CORRECTIVE MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS David Lee Cole and wife, Joyce F. Cole did on the 21st day of October, 1975, execute a mortgage to Awtrey Building Corporation, which mortgage is recorded in Mortgage Book 349 Page 753, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Awtrey Building Corporation, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 12, and February 19; and February 26, 1976.

WHEREAS, on March 5, 1976, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Awtrey Building Corporation did offer for sale and did sell at public outcry, in front of the Courthouse door of 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 the said Awtrey Building Corporation in the amount of Nine Thousand Three Hundred Dollars, which sum the said Awtrey Building Corp. offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Awtrey Building Corporation; and

WHEREAS, John F. DeBuys, Jr. conducted said sale on

✓ SHELBY COUNTY ABSTRACT CO., AGENT
LAWYERS' TITLE INS. CO.
JACK T. ALLEN ON
P. O. BOX 782
COLUMBIA, AL 36001

I CERTIFY THIS TO BE A TRUE AND
CORRECT COPY.

Thomas A. Brander, Jr.
Probate Judge Shelby County 3-5-84

behalf of Awtrey Building Corporation; 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 of a credit in the amount of Nine Thousand Three Hundred (\$ 9,300.00) Dollars, on the indebtedness secured by said mortgage, the said Awtrey Building Corporation by John F. DeBuys, Jr., its duly authorized agent and auctioneer conducting said sale does hereby grant, bargain, sell and convey unto the said Awtrey Building Corporation the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, Block 2, according to the Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 121, and amended in Map Book 5, Page 123, in the office of the Judge of Probate of Shelby County, Alabama.

This corrective instrument is being filed to include an acknowledgement which had been previously left off.

TO HAVE AND TO HOLD the above described property unto the said Awtrey Building Corporation 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 Awtrey Building Corporation by John F. DeBuys, Jr., as Auctioneer conducting said sale, caused these presents to be executed on this the 26th day of March, 19 76.

David Lee Cole and wife, Joyce F. Cole

By Awtrey Building Corporation

By John F. DeBuys, Jr.
Agent and Auctioneer
J. F. DeBuys, Jr.

BOOK 353 PAGE 662

BOOK 297 PAGE 895

STATE OF ALABAMA
COUNTY OF SHELBY
JUDGE OF PROBATE
1976 MAR - 11 8:19
INSTRUMENT FILED
APR 2 1976

STATE OF ALABAMA :

SHELBY COUNTY :

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that John F. De Buys, Jr., whose name as Agent and Auctioneer for Awtrey Building Corporation 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, he, in his capacity as said Agent and Auctioneer, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 1984.

Robin D. Humphreys
Notary Public

BOOK 353 PAGE 663

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

1984 MAR -5 AM 10:00

corrected

William P. Henderson, Jr.
JUDGE OF PROBATE

Rec 4.50
Ind 1.00
5.50