

STATE OF ALABAMA

SHELBY COUNTY

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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, on the 6th day of August, 1982, Terry G. Lawson and wife, Tammye L. Lawson, executed a certain mortgage to Charter Mortgage Company, on the property hereinafter described, which said mortgage is duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 422 page 673; and which mortgage was assigned to and acquired by AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee under a certain Trust Indenture with the Alabama Housing Finance Authority, dated August 18, 1982 by document recorded in Book 46, page 300, in the office of the Probate Judge of Shelby County, Alabama.

WHEREAS, in and by said mortgage, the Mortgagee, AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama, was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city, by publication, once a week for three 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 a deed to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and it was further provided in said mortgage, that the covenants, conditions and agreements contained in said mortgage shall bind and the benefits and advantages shall inure to the respective assigns of the parties thereto; and

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Harrison & Conwell

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama, did declare all of the indebtedness 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 by publication in The Shelby County Reporter newspaper published in Columbiana, Shelby County, Alabama, in general circulation of its issues of March 15, 22 and 29 1984, and also by posting a notice of said sale at the front of the courthouse in Columbiana, Shelby County, Alabama, on the 9th day of March, 1984; and

WHEREAS, on April 6, 1984, the day on which the foreclosure was due to be held and under the terms of said mortgage, between the legal hours of sale, said foreclosure was duly and properly conducted and AmSouth Bank, N.A. formerly knoww as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama, did offer for sale and sell at public outcry in front of the courthouse door in Columbiana, Shelby County, Alabama, the property herein described; and

WHEREAS, William R. Justice, was the Auctioneer who conducted said foreclosure sale and as the person conducting said sale for the AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama; and

WHEREAS, the highest and best bidder for the property described in the aforesaid mortgage was the bid of AmSouth Bank, N.A., formerly known as First Housing Finance Authority, National Bank of Birmingham, as Trustee for the Alabama, in the amount of Thirty-Two Thousand and no/100----- (\$32,000.00) Dollars, which sum of money AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama their successors and assigns, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Am South Bank, N.A., formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, their successors and assigns.

NOW THEREFORE, in consideration of the premises and of a credit amount of Thirty-Two Thousand and no/100 Dollars, on the indebtedness secured by said mortgage, through William R. Justice, as Auctioneer conducting said sale and as Attorney-in-Fact for AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama, and the said William R. Justice, as Auctioneer conducting said sale does hereby GRANT, BARGAIN, SELL and CONVEY AmSouth Bank, N.A., formerly known as First National Bank of Birmingham, unto as Trustee for the Alabama Housing Finance Authority, their successors and assigns, subject to the following reservations the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 20 South, Range 2 West; Shelby County, Alabama more particularly described as follows: Commence at the most Southerly corner of Lot 37 of Deer Springs Estates, Third Sector, as recorded in Map Book 6, page 5, in the office of the Judge of Probate of Shelby County, Alabama, thence in Southwesterly direction, along the Northwesterly right of way line of Houston Drive (Extended), a distance of 219.93 feet, thence 77°40'58" right, in a Northwesterly direction, a distance of 210.44 feet, thence 77°49'03" left, in a Southwesterly direction a distance of 100.00 feet to the point of beginning; thence continue along last described course a distance of 224.96 feet, thence 87°59'14" left, in a Southeasterly direction, a distance of 229.56 feet to the center line of a 30-foot wide Easement for a roadway, thence 86°42'30" left in a Northeasterly direction, along said center line, a distance of 176.50 feet thence 15°24'09" right, in a Northeasterly direction, along said center line a distance of 61.24 feet, thence 110°42'25" left, in a Northwesterly direction a distance of 267.38 feet to the point of beginning.

SUBJECT TO:

1. Rights of way of record.
2. Easement for ingress and egress as recorded in Vol. 324, page 797, in said Probate Office.
3. Mineral and mining rights and right incident thereto recorded in Vol. 337, page 508, in said Probate Office.

TO HAVE AND TO HOLD the above-described property unto AmSouth Bank N.A., formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, their 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, AmSouth Bank, N.A. formerly known as First National Bank of Birmingham, as Trustee for the Alabama Housing Finance Authority, Birmingham, Alabama, has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as attorney in fact, and William R. Justice as Auctioneer conducting said sale has hereto set his hand and seal on this the 6th day of April, 1984.

AmSOUTH BANK, N.A. f/k/a
FIRST NATIONAL BANK OF BIRMINGHAM
AS TRUSTEE FOR THE ALABAMA HOUSING
FINANCE AUTHORITY

BY: William R. Justice
William R. Justice, as Auctioneer
and Attorney-in-Fact

BY: William R. Justice
William R. Justice, as Auctioneer
conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County,
hereby certify that William R. Justice whose name 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 executed the same
voluntarily on the day same bears date.

Given under my hand and seal this 6th day of April, 1984.

Judy R. Davis
Notary Public

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

1984 APR -6 PM 2:07

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Rec 6.00
Ind 1.00
7.00

