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This instrument was prepared by:

Name: Harold H. Goings

Address: 2100-16th Avenue South
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STATE OF ALABAMA)
): MORTGAGE FORECLOSURE DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That whereas
heretofore on to-wit, April 13, 1982, David M. Garrett and wife, Billie Jo Garrett
executed a certain mortgage
on the property hereinafter described to First Southern Federal Savings & Loan Association of Mobile
as recorded in Map Book 420, Page 04 in the Probate Office of Shelby County, Alabama; said mortgage
being corrected and rerecorded in Map Book 420, Page 583 in the aforesaid
Probate Office; said mortgage being transferred and assigned to Federal National Mortgage Association by instrument recorded in Map Book 45, Page 397 in the aforesaid Probate Office.

WHEREAS, in and by said mortgage the mortgagee 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 title 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 high-
est bidder therefor; and

WHEREAS, default was made in the payment of the
indebtedness secured by said mortgage, and the said
Federal National Mortgage Association 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 by publication in Shelby County Reporter
a newspaper published in Shelby County, Alabama, and of
general circulation in Shelby County, Alabama, in its
issues of March 29, April 5 and April 12, 1984; and

WHEREAS, on April 19, 1984, the day on which
the foreclosure was due to be held under the terms of said
notice, between legal hours of sale, said foreclosure was
duly and properly conducted, and Federal National Mortgage Association
did offer for sale and sell at public
outcry in front of the Courthouse at Shelby County,
Alabama, the property hereinafter described; and

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WHEREAS, Jack Terry was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal National Mortgage Association; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association in the amount of Forty-five Thousand and no/100 Dollars (\$ 45,000.00), which sum of money Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, the said Federal National Mortgage Association by and through Jack Terry as Auctioneer conducting said sale and as attorney in fact for Federal National Mortgage Association and the said Jack Terry as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Federal National Mortgage Association the following described property situated in Shelby County, Alabama, to-wit: A tract of land located in the SW 1/4 of NW 1/4 of Section 34, Township 18 South, Range 2 East, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 Section and run South along the West line of said 1/4-1/4 Section a distance of 245 feet to a point, said point being the Southwest corner of the Calcis Baptist Church lot and also the point of beginning; thence run East, parallel to the North line of said 1/4-1/4 Section a distance of 210 feet to a point; thence run South, parallel to the West line of said 1/4-1/4 Section a distance of 105 feet to a point, thence run West, parallel to the North line of said 1/4-1/4 Section a distance of 210 feet to a point on the West line of said 1/4-1/4 Section; thence run North along the West line of said 1/4-1/4 Section a distance of 105 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property to Federal National Mortgage Association, 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, Federal National Mortgage Association has caused this instrument to be executed by and through Jack Terry as Auctioneer conducting said sale, and as Attorney in Fact, and Jack Terry as Auctioneer conducting said sale has hereto set his hand and seal on this the 19th day of April, 1984.

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

1984 APR 19 PM 3:00

Foreclosure
Thomas A. Lowder, Jr.
JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF SHELBY

Rec 3.00
Ind 1.00
4.00

Jack Terry
as Auctioneer and Attorney in Fact

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Jack Terry whose name as Auctioneer and Attorney in Fact 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 the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 1984.

Robin D. Humphries
Notary Public