

MORTGAGE
FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on to-wit: March 14, 1978, Linefast Corporation,
a New York Corporation,
 mortgagors, executed a certain mortgage to Jefferson Federal Savings & Loan
Association of Birmingham, a corporation,
 which said mortgage is recorded in ~~Volume~~ ^{Book} 375, Record of Mortgages, at Page 739,
 in the Office of the Judge of Probate of Shelby County, Alabama, and:

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Jefferson Federal Savings & Loan Association of Birmingham,
a corporation,
 did declare all of the indebtedness secured by the 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 the terms thereof, by publication in Shelby County Reporter,
 a newspaper of general circulation in Shelby County,
Columbiana, Alabama, in its issues of March 22, 29 and
April 5, 1984, and;

WHEREAS, on April 18, 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 Jefferson Federal Savings & Loan Association of Birmingham, a corporation,
 did offer for sale and sell at public outcry, in front of the Main
 entrance of the Courthouse at Columbiana, 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 Beneficial Funding Corporation,
 in the amount of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED SIXTEEN and 99/100
 Dollars, which sum was offered to be credited to the indebtedness secured

Engel Hairston
 C. H. Mads, III
 4th Floor - 109 N. 20th St.
 B'ham, AL 35203

By said mortgage, and said property was thereupon sold to _____

Beneficial Funding Corporation, and;

WHEREAS, William E. Siniard, Jr. acted as auctioneer as provided in said mortgage and conducted the said sale, 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 the credit of _____
ONE HUNDRED TWENTY EIGHT FIVE HUNDRED SIXTEEN and 99/100 (\$128,516.99) Dollars,
Linefast Corporation, a New York Corporation, mortgagor
by and through the said Jefferson Federal Savings & Loan Association of
Birmingham, a corporation do grant, bargain, sell and
convey unto the said Beneficial Funding Corporation,

_____, the following
described real property, situated in Shelby County, Alabama,
to-wit:

A portion of the West half of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, more particularly described as follows: Begin at the SE corner of the West half of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, and run Northerly along the East side of said West half for 1528.80 feet to the point of beginning: thence turn an angle of 110 deg. 04 min. 11 sec. to the left and run Southwesterly 248.05 feet; thence turn an angle of 49 deg. to the right and run Northwesterly 263.51 feet; thence turn an angle of 114 deg. to the left and run Southerly 508.50 feet; then turn an angle to 90 deg. 56 min. 51 sec. to the left and run Easterly 501.11 feet; then turn an angle of 94 deg. 29 min. 30 sec. to the left and run Northerly 73.88 feet; then turn an angle of 1 deg. 20 min. 46 sec. to the right and run Northerly 212.90 feet; then turn an angle of 00 deg. 30 min. 12 sec. to the left and run Northerly 212.37 feet back to the point of beginning, containing 5.00 acres, situated in Shelby County, Alabama. TOGETHER with all and singular the fixtures appurtenant thereto, which shall include, in so far as they now are or may hereafter belong to or be used with the premises or any buildings or improvements thereon and whether attached or detached; all lighting, heating, cooling, ventilating, air-conditioning, incinerating, sprinkling, and plumbing fixtures, irrigating, water, and power systems; engines and machinery, boilers, ranges, furnaces, oil burners, or units thereof; elevators and motors; refrigeration plants or units; kitchen cabinets; cooking appliances; wall beds; storm windows and doors; window and door screens; awnings; window blinds; shrubbery; and all property now or hereafter attached to or reasonably necessary to the use of the premises, all of which shall be deemed to be fixtures and shall be part of the security for the indebtedness herein mentioned and shall be covered by this Mortgage; and together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, easements, tenements, hereditaments, and appurtenances thereunto appertaining, and the reversions and remainders, rents, issues, and profits thereof, all of the said property, whether real or personal.

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 _____

Beneficial Funding 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 Linefast Corporation,

a New York Corporation,

by Jefferson Federal Savings & Loan Association of Birmingham, a corporation,

by William E. Siniard, Jr., as auctioneer conducting

said sale, has caused these presents to be executed on this the 18th day of

April, 1984.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION
OF BIRMINGHAM

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

1984 APR 20 PM 4:14
Foreclosure

Thomas R. Siniard, Jr.
JUDGE OF PROBATE

BY:

William E. Siniard, Jr.
AS AUCTIONEER

Rec 4.50
Jud 1.00
5.50

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William E. Siniard, Jr., whose name as auctioneer for Jefferson Federal Savings & Loan Association of Birmingham, 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 18th day of April, 1984.

Nancy R. Chadick (Elegram)
Notary Public

My Commission Expires May 12, 1984

This document prepared by
Douglas Corretti
1804 7th Avenue North
Birmingham, Alabama 35203
Attorneys, CORRETTI & NEWSOM