

This instrument prepared by:
Thomas E. Walker
Johnston, Barton, Proctor,
Swedlaw & Naff
1100 Park Place Tower
Birmingham, Alabama 35203

886

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS, heretofore, on, to-wit, the 6th day of April, 1983, George B. Mixon and Dorothy Mixon executed a certain mortgage to Sun Homes, Inc. which said mortgage is recorded in Real Book 432, page 732, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, Sun Homes, Inc. assigned its interest in said mortgage to Goldome Credit Corporation formerly known as Colonial Financial Service, Inc., a corporation, which said assignment is recorded in Book 52, page 213, in said Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Goldome Credit Corporation, as assignee of mortgagee, 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 the *Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of April 26, 1984, May 3, 1984, May 10, 1984; and

WHEREAS, on May 17, 1984, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and the said Goldome Credit Corporation, as assignee of mortgagee, did offer for sale and sell at public outcry, in front of the courthouse door, 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 the said Goldome Credit Corporation in the amount of \$48,500.19 (Forty eight thousand five hundred dollars and nineteen cents), which sum the said Goldome Credit Corporation, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Goldome Credit Corporation; and

WHEREAS, Kathryn H. Gray conducted said sale on behalf of Goldome Credit 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 \$48,500.19 (Forty eight thousand five hundred dollars and nineteen cents) on the indebtedness secured by said mortgage, the said George B. Mixon and Dorothy Mixon, by and through the said Goldome Credit Corporation, as assignee of mortgagee, by Kathryn H. Gray, as auctioneer conducting said sale, hereby grant, bargain, and sell to Goldome Credit Corporation, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the South-One-Half of the S.E. 1/4 of the S.W. 1/4 of Section 36, Township 20 South, Range 3 West, thence run Easterly and along the northline for a distance of 570.0 feet, thence turn 88°34'45" to the right for a distance of 210.0 feet, thence turn 88°34'45" to the left for a distance of 81.02 feet to the point of beginning. Thence continue along same line for a distance of 210.0 feet, thence turn 90°00' to the left for a distance of 130.0 feet, thence turn 90°00' to the left for a distance of 210.0 feet, thence turn 90°00' to the left for a distance of 130.0 feet to the point of beginning.

TO HAVE AND TO HOLD the above-described property unto the said Goldome Credit Corporation, its successors and assigns, forever; subject, however, to the statutory rights 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 George B. Mixon and Dorothy Mixon, by and through the said Goldome Credit Corporation, as assignee of mortgagee, by Kathryn H. Gray, as auctioneer conducting said sale, have caused these presents to be executed on this the 17th day of May, 1984.

George B. Mixon
Dorothy Mixon
Mortgagors

GOLDOME CREDIT CORPORATION
Assignee of Mortgagee

By: Kathryn H. Gray
Kathryn H. Gray
Auctioneer

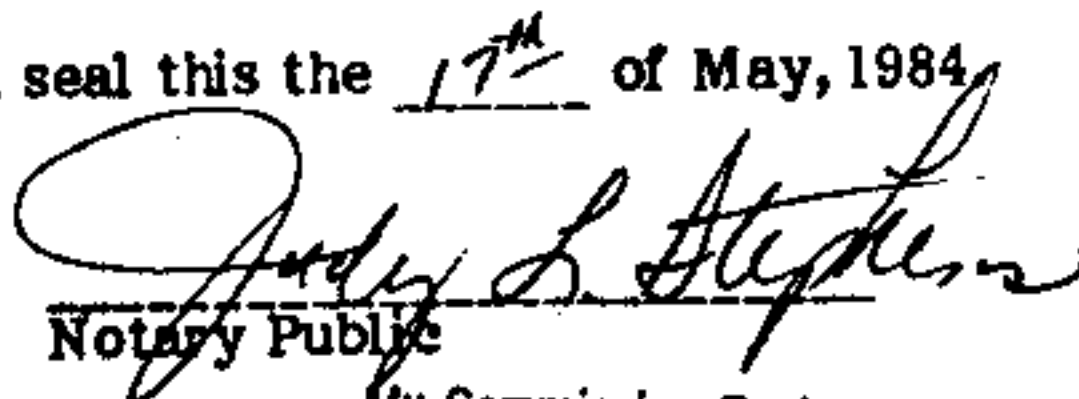
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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kathryn H. Gray, whose name as auctioneer for Goldome Credit 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th of May, 1984.


Notary Public

My Commission Expires July 7, 1987

My Commission Expires: _____

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED
for closure Rec. 450
1984 MAY 17 AM 11:47 Inc. 1.00
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JUDGE OF THE COURT