

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore on, to-wit, November 22, 1980, Forest T. Willis and wife, Essie Faye Willis, Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Book 407, Page 945, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Real Estate Financing, Inc., a corporation, as mortgagee, 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 The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of April 26, May 3 and 10, 1984; and

WHEREAS, on May 21, 1984, the day on which the foreclosure sale was due to be held under the terms of the notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said Real Estate Financing, Inc. a corporation, did offer for sale and sell at public outcry, in front of the main entrance of the Shelby County Courthouse in Columbiana, 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 Real Estate Financing, Inc., a corporation, in the amount of SIXTY-FIVE THOUSAND TWENTY-ONE AND 27/100 (\$65,021.27) DOLLARS, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Real Estate Financing, Inc., a corporation; and

WHEREAS, J. Thomas King, Jr., acted as auctioneer as provided in said mortgage and conducted the said sale; and

King & King, Jr.

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WHEREAS, the mortgage expressly authorized the person conducting the 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 SIXTY-FIVE THOUSAND TWENTY-ONE AND 27/100 (\$65,021.27) DOLLARS, Forest T. Willis and wife, Essie Faye Willis, Mortgagors, by and through the said Real Estate Financing, Inc., a corporation, do grant, bargain, sell and convey unto the said Real Estate Financing, Inc., a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 21, in Block 2, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, 1984, and subsequent years.

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 Real Estate Financing, Inc., a 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 Forest T. Willis and wife, Essie Faye Willis, by Real Estate Financing, Inc., a corporation, by J. Thomas King, Jr., as auctioneer conducting said sale, have

caused these presents to be executed on this the 21st day of May, 1984.

REAL ESTATE FINANCING, INC.

As Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Thomas King, Jr., whose name as auctioneer for Real Estate Financing, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 21st day of May, 1984.

This document prepared by:
J. Thomas King, Jr.
King, King and King
Attorneys at Law
9131 Parkway East
Birmingham, Alabama 35206

W. Kate Fowler
Notary Public

My Commission expires:

11-21-87



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Are Closure
1984 MAY 21 PM 1:58

Thomas J. King, Jr.
JUDGE OF THE DATE

Rec. 4 50
Ind. 1 00
550