

This instrument prepared by:
Jerry E. Held
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Engel Mortgage Co., Inc.
P. O. Box 847
Birmingham, Alabama 35201

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 26th day of

August, 1981, Patrick K. Luczak and wife, Kim E. Voelker,

executed a certain mortgage on real

property hereinafter described to Engel Mortgage Company, Inc.

, which said mortgage

was recorded in the Office of the Judge of Probate of Shelby

County, Alabama, in Book 415

Page 79; and which said mortgage was subsequently transferred and

assigned to MGIC Mortgage Marketing Corporation by

instrument recorded in the aforesaid Probate Office in Misc. Volume 42

, Page 781; and further transferred and assigned to Central Bank
of Birmingham, as Trustee, and recorded in Misc. Volume 42, Page 797;

WHEREAS, in and by said mortgage, the Mortgagee was author-
ized and empowered in case of default in the payment of the indebtedness
secured thereby, 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
County by publication once a week for three (3) 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 Mort-
gagee may bid at the sale and purchase said property if the highest
bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said Central Bank of Birmingham, as
Trustee, did declare all of the indebtedness
secured by said mortgage subject to foreclosure as therein provided and

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BOOK
did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 3, 10, 17, 1984; and

WHEREAS, on May 23, 1984, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Central Bank of Birmingham, as Trustee, did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph H. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Central Bank of Birmingham, as Trustee; and

WHEREAS, Central Bank of Birmingham, as Trustee, was the highest bidder and best bidder in the amount of Fifty-One Thousand, Three Hundred, Fifteen and 22/100 Dollars ----- (\$ 51,315.22 ----) on the indebtedness secured by said mortgage, the said Central Bank of Birmingham, as Trustee, by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Central Bank of Birmingham, as Trustee, does hereby grant, bargain, sell and convey unto Central Bank of Birmingham, as Trustee, the following described property situated in Shelby County, Alabama:

Lot 6, Block 1, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Central Bank of Birmingham, as Trustee, its/
his successors/heirs and assigns forever; subject, however, to the
statutory rights of redemption from said foreclosure sale on the
part of those entitled to redeem as provided by the laws in the
State of Alabama.

IN WITNESS WHEREOF, Central Bank of Birmingham, as
Trustee, Mortgagee, has/have caused this
instrument to be executed by and through Joseph H. McQueen,
as auctioneer conducting said sale and as attorney-in-fact for
said Mortgagee, and said Joseph H. McQueen, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 23rd day of May,
1984.

Central Bank of Birmingham, as Trustee
(MORTGAGEE)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Foreclosure
1984 MAY 23 AM 11:05
James A. Linder, Jr.
JUDGE OF PROBATE

By:

Joseph H. McQueen
Auctioneer and Attorney-In-Fact
Joseph H. McQueen

Joseph H. McQueen
Auctioneer Conducting Said Sale
Joseph H. McQueen

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Joseph H. McQueen,
whose name as auctioneer and attorney-in-fact for Central Bank of
Birmingham, as Trustee, Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
on this the 23rd day of May, 1984.

W. L. Stephens
Notary Public

My Commission Expires: July 7, 1987

JEH:Mshc