

STATE OF ALABAMA     )  
                              )  
COUNTY OF SHELBY    )

<sup>209</sup>  
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS:

A. On June 7, 1978, Housing America, Inc. ("Mortgagor") executed and delivered to First Southern Federal Savings & Loan Association (formerly United Federal Savings & Loan Association) a certain Mortgage on the property hereinafter described recorded in Mortgage Book 379, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama, which Mortgage was assigned by First Southern Federal Savings & Loan Association to Sergei Kampakis ("Mortgagee"), by Assignment dated November 26, 1984, and recorded in Real Record 010, Page 544, in said Office.

B. Mortgagor defaulted in the payment of the indebtedness secured by said Mortgage and the Mortgagee declared all the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure as therein provided, and did give due and proper notice of the foreclosure of said Mortgage and the sale of the real estate described therein, as hereinafter described, in accordance with the terms of said Mortgage, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 6, 13 and 20, 1984.

C. On December 28, 1984, the date on which the foreclosure was due to be held under the terms of said notice, within the legal hours of sale, the sale was duly conducted, and the Mortgagee did sell at public outcry in front of the Shelby County Courthouse door, Columbiana, Alabama, the property hereinafter described.

D. Steven Corenblum was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the Mortgagee.

E. The highest and best bid obtained for the mortgaged property was the bid of SERGEI KAMPAKIS, as Mortgagee, in the amount of Twenty-seven Thousand Dollars (\$27,000.00) for the property which sum the Mortgagee offered to credit on the indebtedness secured by the Mortgage; said bid was accepted by the Auctioneer, and thereupon, said real estate was sold to Sergei Kampakis.

F. The Mortgage expressly authorized the Auctioneer conducting said sale to execute to the Purchaser at said sale a deed to the property sold.

NOW, THEREFORE, in consideration of the premises, and of a credit in the amount of Twenty-seven Thousand Dollars (\$27,000.00) applied on the indebtedness secured by the Mortgage, and by virtue of his authority as Auctioneer conducting said foreclosure sale and as Attorney-In-Fact for Sergei Kampakis, and as empowered by law in such cases, the undersigned Steven Corenblum, as such Auctioneer and Attorney-In-Fact, does hereby GRANT, BARGAIN, SELL and CONVEY unto Sergei Kampakis the following described real estate situated in Shelby County, Alabama:

*Berkowitz, Lefkowitz & Co.*

BOOK 013 PAGE 832

Lot 5, Block 3 of the Meadowgreen Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 59.

TOGETHER WITH all improvements, privileges, tenements, and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the above-described real estate unto the said SERGEI KAMPAKIS, his heirs and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to him under and by virtue of the power and authority contained in the aforesaid Mortgage; subject, however, to the statutory rights of redemption from mortgage foreclosure on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Sergei Kampakis, as Mortgagee, has caused this instrument to be executed by and through Steven Corenblum, as Auctioneer conducting said mortgage foreclosure sale and as Attorney-In-Fact, and Steven Corenblum as such Auctioneer, has hereunto set his hand and seal on this the 3rd day of January, 1985.

SERGEI KAMPAKIS

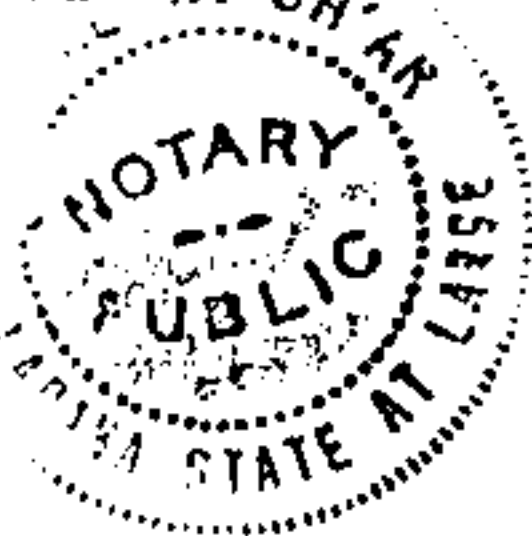
BY: *Steven Corenblum*  
Steven Corenblum  
Auctioneer and Attorney-In-Fact

*Steven Corenblum*  
Steven Corenblum, Auctioneer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Corenblum, whose name as Auctioneer and as Attorney-In-Fact for Sergei Kampakis, 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 such Auctioneer and Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

This the 3rd day of January, 1985.



*Marie R. Shon*  
NOTARY PUBLIC

My Commission Expires: 10-22-88

STATE OF ALABAMA )  
JEFFERSON COUNTY )

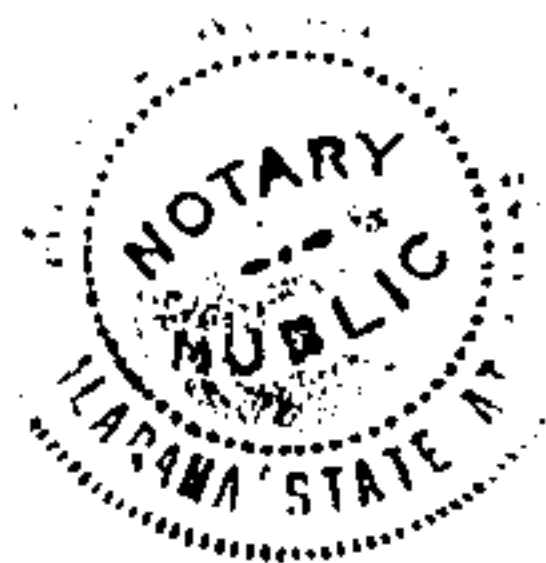
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Corenblum, whose name as Auctioneer, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being

informed of the contents of the conveyance, he, in his capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

This the 3rd day of January, 1985.

Michael R. Shon  
NOTARY PUBLIC

My Commission Expires: 10-22-88



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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 JAN -7 AM 8 56

Thomas W. Hutchinson, Jr.  
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>7.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>8.50</u>