

713  
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:  
AmSouth Mortgage Co., Inc.  
P. O. Box 847  
Birmingham, Al. 35201

STATE OF ALABAMA )  
COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 11th day of

March, 19 81, John P. Nix and wife, Jane T. Nix

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 410  
Page 700; and which said mortgage was subsequently transferred and  
assigned to The First National Bank of Birmingham, now known as AmSouth by  
Bank, N.A.  
instrument recorded in the aforesaid Probate Office in Misc. Book 40  
, Page 64; and

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 AmSouth Bank, N.A.  
did declare all of the indebtedness  
secured by said mortgage subject to foreclosure as therein provided and

BOOK 027 PAGE 284

did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 18, 25, May 2, 1985 and

WHEREAS, on May 15, 1985, 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 AmSouth Bank, N.A. 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, Marilyn B. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said AmSouth Bank, N.A. and

WHEREAS, AmSouth Bank, N.A. was the highest bidder and best bidder in the amount of One Hundred Eleven Thousand, Seven Hundred, Sixty-Four and 40/100 Dollars (\$111,764.40) on the indebtedness secured by said mortgage, the said AmSouth Bank, N.A. by and through Marilyn B. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, AmSouth Bank, N.A. does hereby grant, bargain, sell and convey unto AmSouth Bank, N.A., the following described property situated in Shelby County, Alabama:

Lot 11, Block 1, according to the Survey of Kirkwall as recorded in Map Book 6, page 152, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto  
AmSouth Bank, N.A., 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, AmSouth Bank, N.A.  
\_\_\_\_\_, Mortgagee, has/have caused this  
instrument to be executed by and through Marilyn B. McQueen,  
as auctioneer conducting said sale and as attorney-in-fact for  
said Mortgagee, and said Marilyn B. McQueen, as said  
auctioneer and attorney-in-fact for said Mortgagee, has hereto  
set his/her hand and seal on this the 15th day of May,  
1985.

AmSouth Bank, N.A.  
(MORTGAGEE)

BOOK 027 PAGE 266  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
foreclosure  
1985 MAY 15 PM 2:34

By:

Marilyn B. McQueen  
Auctioneer and Attorney-In-Fact  
Marilyn B. McQueen

Thomas W. Hamilton, Jr.  
JUDGE OF PROBATE

Rec. 750  
100  
850  
Marilyn B. McQueen  
Auctioneer Conducting Said Sale  
Marilyn B. McQueen

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said  
County, in said State, hereby certify that Marilyn B. McQueen,  
whose name as auctioneer and attorney-in-fact for AmSouth Bank, N.A.  
\_\_\_\_\_, 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 15th day of May, 1985.

Nathalie S. Hamilton  
Notary Public

My Commission Expires: August 31, 1986

JEH:Mshc

