

414 MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: December 12, 1980, Michael T. Scunziano and wife, Kimberly K. Scunziano, Mortgagors, executed a certain mortgage to Jackson Company, a corporation, said mortgage being recorded in Book 408, Page 502, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on December 12, 1980, the said Jackson Company, a corporation, transferred and assigned said mortgage and the debt thereby secured to Birmingham Trust National Bank, now known as SouthTrust Bank of Alabama, N. A., as transferee, said transfer being recorded in Book 38, Page 716, aforesaid records, and the said SouthTrust Bank of Alabama, N. A., is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said SouthTrust Bank of Alabama, N. A., as transferee, 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 U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of October 10, 17 & 24, 1985; and

WHEREAS, on October 31, 1985, 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 SouthTrust Bank of Alabama, N. A., as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, 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 the said SouthTrust Bank of Alabama, N. A., as transferee, in the amount of Sixty Eight Thousand Four Hundred Seven and 07/100 Dollars (\$68,407.07) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Bank of Alabama, N. A.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said SouthTrust Bank of Alabama, N. A.; 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 the credit of Sixty Eight Thousand Four Hundred Seven and 07/100 Dollars (\$68,407.07), Michael T. Scunziano and wife, Kimberly K. Scunziano, Mortgagors, by and through the said SouthTrust Bank of Alabama, N. A., as transferee, do grant, bargain, sell and convey unto the said SouthTrust Bank of Alabama, N. A., as transferee, the following described real property situated in Shelby County, Alabama to-wit:

Lot 2, according to the map and survey of Double Tree, as recorded in Map Book 7, Page 79 and amended in Map Book 7, page 109, in the Probate Office of Shelby County, Alabama.

LONGSHORE W. L. LONGSHORE

FRANK NELSON, CLERK

BIRMINGHAM, ALABAMA 35203-3664

BOOK 048 PAGE 207

TO HAVE AND TO HOLD, the above described property unto the said SouthTrust Bank of Alabama, N. A., 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 Michael T. Scunziano and wife, Kimberly K. Scunziano, Mortgagors, by the said SouthTrust Bank of Alabama, N. A., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 31st day of October, 1985.

MICHAEL T. SCUNZIANO AND WIFE,  
KIMBERLY K. SCUNZIANO  
MORTGAGORS

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

*Foreclosure*  
1985 NOV -7 AM 10:31

*Thomas P. Scunziano, Jr.*  
JUDGE OF APPEAL

By: SOUTHTRUST BANK OF  
ALABAMA, N. A.  
AS TRANSFeree

By: *W. L. Longshore, Jr.*  
W. L. Longshore, Jr.,  
as Auctioneer

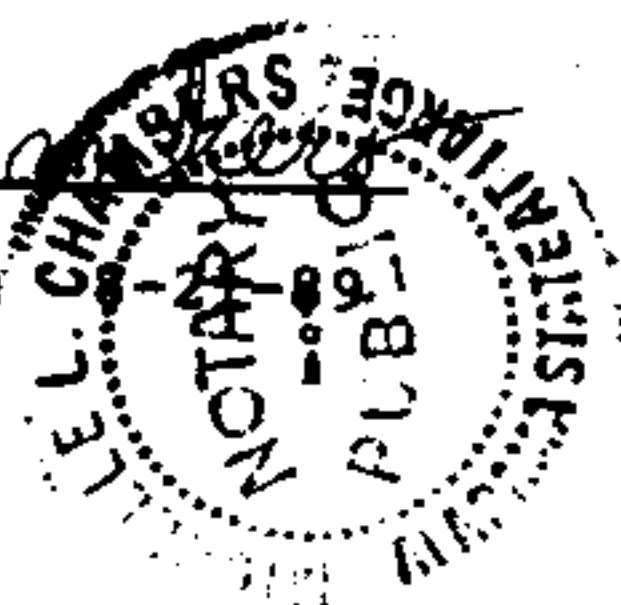
Rec. 500  
Ind. 100  
600

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said SouthTrust Bank of Alabama, N. A., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1985.

*Michelle L. Chambers*  
NOTARY PUBLIC  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
W. L. Longshore, Jr.  
Longshore & Longshore, Attorneys  
423 Frank Nelson Building  
Birmingham, Alabama 35203