

STATE OF ALABAMA)

JEFFERSON COUNTY)

730

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, heretofore on the 17th day of September, 1980, John Keenum and wife, Diane Keenum, executed a mortgage in favor of America's First Credit Union, formerly doing business as Iron and Steel Credit Union, a corporation, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 405, Record of Mortgages, at page 949, for the purpose of securing the payment of a note referred to therein:

AND, WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and same became subject to foreclosure under the power of sale contained therein, and after such default, America's First Credit Union, a corporation, mortgagee in said mortgage, gave notice of the time, terms and place of sale by publication once a week for three consecutive weeks and for more than twenty-one days prior to date of sale in the Shelby County Reporter, a newspaper published at Columbiana, Alabama,

AND, WHEREAS, in pursuance of said notice so published, the mortgagee did, during the legal hours of sale on the 30th day of October, 1985, in front of the Court House door in Columbiana, Alabama, offer for sale at public outcry to the highest bidder for cash, the real estate covered and conveyed in and by said mortgage,

AND, WHEREAS, at said sale, Johnnie K. Keenum was the highest, last and best bidder for said property, became the purchaser thereof, at and for the sum of Eight Hundred Fifty Four and 07/100 Dollars (\$854.07), this being the amount of the bid of Johnnie K. Keenum at said sale; all of which giving notice of sale and selling of said property was done in strict accordance with the terms and provisions contained in said mortgage:

NOW, THEREFORE, in consideration of the premises and the payment by Johnnie K. Keenum of the amount of the bid aforesaid, which has been paid and applied as directed in and by said mortgage, I, the undersigned, Del Howell, who acted as auctioneer and made said sale as such auctioneer, being duly authorized thereto by the mortgagee in said mortgage, as such auctioneer and attorney in fact for and in behalf of America's First Credit Union, a corporation, mortgagee in said mortgage, and as such auctioneer and attorney in fact for and in behalf of John Keenum and wife, Diane Keenum, the mortgagor, do hereby grant, bargain, sell and convey unto the said Johnnie K. Keenum, the real estate covered and conveyed in and by said mortgage as fully and completely as I could or ought to convey same under the premises, said real estate being situated in Shelby

Johnnie K. Keenum
405 Woodford Rd.
Midfield, Al 35228

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County, Alabama, and described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, Township 24 North, Range 15 East; thence turn an angle of 32 degrees 34 minutes to the left from the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run a distance of 769.80 feet to the point of beginning; thence turn an angle of 2 degrees 00 minutes to the left and run a distance of 210.00 feet to a point on a gravel road; thence turn and angle of 90 degrees 00 minutes to the right and run along said gravel road a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Johnnie K. Keenum, forever.

IN WITNESS THEREOF, I, the said Del Howell, in my capacity as auctioneer and attorney in fact for and in behalf of the said America's First Credit Union, a corporation, mortgagee, and as auctioneer and attorney in fact for and in behalf of John Keenum and wife, Diane Keenum, mortgagors, hereunto set my hand and seal this the 4th day of November, 1985.



As auctioneer and attorney in fact for and in behalf of America's First Credit Union, a corporation, mortgagee and John Keenum and wife, Diane Keenum mortgagors

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I, Janet Ross Craft, a Notary Public, in and for said County, in said State, hereby certify that Del Howell, whose name as auctioneer and attorney in fact for and in behalf of America's First Credit Union, a corporation, mortgagee, and John Keenum and wife, Diane Keenum, mortgagors, is signed to the foregoing conveyance, and who is known to me, this day acknowledged before me, 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.

Given under my hand and seal this the 4th day of November, 1985.

STATE OF ALABAMA)
I CERTIFY THIS
INSTRUMENT WAS FILED

NOV 13 AM 9:58

Janet Ross Craft
JUDGE OF PROBATE

NOTARY PUBLIC

Deed TAX 1.00
Rec 5.00
Jud 1.00
7.00