

This instrument was prepared by:

Name: ✓ Harold H. Goings
2100-16th Avenue South
Address: Birmingham, AL 35205

STATE OF ALABAMA)
) : MORTGAGE FORECLOSURE DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, June 1, 1982, Michael Ray Smith and wife, Teresa Ann Smith executed a certain mortgage on the property hereinafter described to First Southern Federal Savings & Loan Association of Mobile (formerly known as United Federal Savings & Loan Association) as recorded in Book 421, Page 31 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to AmSouth Bank, N.A. (formerly known as First National Bank of Birmingham), as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority by instrument recorded in Book 45, Page 509 in the aforesaid Probate Office.

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WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority did declare all of the indebtedness secured by 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 24, October 31 and November 7, 1985; and

WHEREAS, on November 21, 1985, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1985, with Alabama Housing Finance Authority

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of AmSouth Bank, N.A., as Trustee under a certain Trust Indenture dated as of December 1, 1985, with Alabama Housing Finance Authority in the amount of Seventeen Thousand Two and 06/100 Dollars (\$17,002.06), which sum of money AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority offered to credit on the indebtedness secured by said mortgage, the said AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for AmSouth Bank, N.A., as Trustee under a certain Trust Indenture dated as of December 1, 1981, with Alabama Housing Finance Authority and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the AmSouth Bank, N.A., as Trustee under a certain Trust Indenture dated as of December 1, 1981, with Alabama Housing Finance Authority the following described property situated in Shelby County, Alabama, to-wit:

Begin at the point where the North line of the SE 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; crosses the East line of the Birmingham-Montevallo Highway; thence South 10 deg. West along said East line 804.0 feet to the point of beginning; thence North 87 deg. East 265.0 feet; thence North 10 deg. East 155.0 feet; thence South 87 deg. West 265.0 feet; thence South 10 deg. West 155.0 feet to the point of beginning.

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TO HAVE AND TO HOLD the above described property to AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority, 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, AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981 with Alabama Housing Finance Authority has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 21st day of November, 1985

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 NOV 21 PM 2:59

Harold H. Goings
Harold H. Goings
as Auctioneer and Attorney in Fact

Rec 5.00
Jud 1.00
6.00

Thomas A. Simard
JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings, whose name as Auctioneer and Attorney in Fact, AmSouth Bank, N.A., as Trustee under a certain Trust Indenture, dated as of December 1, 1981, with Alabama Housing Finance Authority 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 1985.

Robert A. Simard
Notary Public