

STATE OF ALABAMA )  
SHELBY COUNTY )

1553  
FORECLOSURE DEED

This indenture made and entered into by and between Gwin D. English, III and wife, Joy Lynne English, Parties of the First Part, and City Federal Savings and Loan Association, a corporation, Party of the Second Part;

W I T N E S S E T H :

That, WHEREAS, said Parties of the First Part did under date of the May 4, 1984, execute a mortgage to City Federal Savings and Loan Association, a corporation, on the hereinafter described property, which mortgage is duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 448, page 190, Record of Mortgages, and;

WHEREAS, by the terms of said mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon the said Party of the Second Part was authorized and empowered after giving notice of the time, place and terms of sale once a week for three consecutive weeks in some newspaper published in Shelby County, Alabama to sell said property at public outcry to the highest bidder for cash and from the Courthouse door in Columbiana, Shelby County, Alabama, at which sale the said Party of the Second Part was authorized to bid and, if the highest bidder therefor, to become the purchaser of said property, and;

WHEREAS, such default was made in the payment of the indebtedness secured by said mortgage, which default has continued to this day, and;

WHEREAS, said property was advertised and sold in all respects as provided by the terms of said mortgage on the 18th day of November, 1985, in front of the main entrance of the Shelby

This Instrument Was Prepared By:  
James L. Clark  
Lange, Simpson, Robinson & Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203-3272  
205/250-5000

City Fed S. L. Assn  
2030. 2nd Ave  
B. ham, AL 35202

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County Courthouse, Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, at which sale City Federal Savings and Loan Association did become the purchaser of said property at and for the sum of Sixty Thousand Two Hundred Ninety-five and 99/100 (\$60,295.99) Dollars, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of Sixty Thousand Two Hundred Ninety-five and 99/100 (\$60,295.99) Dollars paid to the Parties of the First Part, by City Federal Savings and Loan Association, the said Parties of the First Part, Gwin D. English, III and wife, Joy Lynne English, have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto City Federal Savings and Loan Association, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, Block A, according to the amended map of Fox Haven, First Sector, as recorded in Map Book 7, page 86, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said City Federal Savings and Loan Association, its successors and assigns forever, as fully and completely in all respects as the said Parties of the First Part could convey the same.

IN WITNESS WHEREOF, the said Parties of the First Part have caused these presents to be executed by and through City Federal Savings and Loan Association, and by and through the undersigned auctioneer, both duly authorized on this the 18th day of November, 1985.

GWIN D. ENGLISH, III AND WIFE, JOY LYNNE ENGLISH

BY: City Federal Savings and Loan Association

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

BY:

Its

C. Eugene Boyd  
C. Eugene Boyd

Executive Vice President

AND BY:

Karen K. Allen  
Karen K. Allen, Auctioneer

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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. Eugene Boyd whose name as Executive Vice President of City Federal Savings and Loan Association, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of November, 1985.

*Anita L. Fortenberry*  
Notary Public

My Commission Expires: 9-4-88

(Affix Seal)

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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karen K. Allen, whose name as Auctioneer of City Federal Savings and Loan Association, mortgagee, 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, she, as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 1985.

*Victoria S. Echols*  
Notary Public

My Commission Expires: 10-31-88

(Affix Seal)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Rec 7.50  
Ind 1.00  
8.50  
1985 NOV 25 AM 8:31  
Fonerclason  
Thomas A. Fonerclason, Jr.  
JUDGE OF PROBATE

City Federal Savings and Loan Association  
2030 Second Avenue, North  
Birmingham, Alabama 35203