

THIS INSTRUMENT WAS PREPARED BY

DOUGLAS L. KEY, ATTORNEY AT LAW  
2100 11th Avenue North  
Birmingham, Alabama 35234

STATE OF ALABAMA )

MORTGAGE FORECLOSURE DEED

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: September 29, 1983, Donald L. Churchwell and wife, Adelle B. Churchwell, executed a certain mortgage on property hereinafter described to Family Credit Services, Inc. which said mortgage is recorded in Real Volume 437 page 331 in the office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door at the Columbiana, Shelby County Courthouse, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing 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 Family Credit Services, Inc. did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 24, October 31, and November 7, 1985; and

WHEREAS, on November 20, 1985, the day on which the

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KEY & RISNER

2100 ELEVENTH AVENUE NORTH  
BIRMINGHAM, ALABAMA 35234

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foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and the Family Credit Services, Inc., 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, Douglas L. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Family Credit Services, Inc. and whereas the said Family Credit Services, Inc. was the highest bidder and best bidder, in the amount of Twenty Nine Thousand Nine Hundred and Nineteen Dollars and 09/100 (\$29,919.09) on the indebtedness secured by said Mortgage, the said Family Credit Services, Inc. by and through Douglas L. Key, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Family Credit Services, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Deer Springs Estates Second Addition as recorded in Map Book 5, page 85 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the Family Credit Services, Inc. its 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, Family Credit Services, Inc. has caused this instrument to be executed by and through Douglas L. Key, as auctioneer conducting the said sale and as Attorney-in-Fact, and Douglas L. Key, as auctioneer conducting said sale has hereto set his hand and seal on this the 4th day of December, 1985.

FAMILY CREDIT SERVICES, INC.

BY

Douglas L. Key  
Auctioneer and Attorney-in-Fact

Douglas L. Key  
Auctioneer conducting said sale

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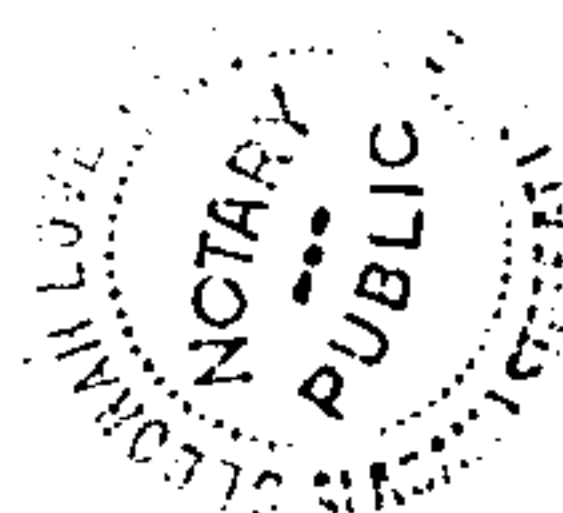
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas L. Key, whose name as auctioneer and Attorney-in-Fact for Family Credit Services, Inc. and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4th day of December 1985.

*Deborah Lue Wilkerson*  
NOTARY PUBLIC

My Commission Expires: 7-15-89



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

1985 DEC 16 AM 10:02

*Thomas A. Shivers, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u>FORE CLOSURE</u>
Deed Tax		
Mineral Tax		<u>750</u>
Recording Fee		<u>100</u>
Index Fee		
TOTAL	\$	<u>850</u>

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