

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

973

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Rolando E. Bogran and wife, Jackie T. Bogran and ALB, Ltd an Alabama limited partnership did on the 28th day of January, 1985, execute a mortgage to Guaranty Federal Savings & Loan Association, which mortgage is recorded in Mortgage Book 17 Page 364, in the Office of the Judge of Probate of Shelby County, Alabama; and said mortgage was ultimately transferred and assigned to Mid-States Mortgage Corporation by instrument recorded in Book 20, Page 852, in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Mid-States Mortgage Corporation, Transferee

did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of December 19, 1985, December 26, 1985 and January 2, 1986; and

WHEREAS, on January 13, 1986, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Mid-States Mortgage Corporation, Transferee

did offer for sale and did sell at public outcry, in front of the Court House door of Shelby County, 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 Mid-States Mortgage Corporation, Transferee

in the amount of Fifty-three Thousand Six Hundred Eighty-four and 20/100 (\$53,684.20)-----Dollars, which sum the said Mid-States Mortgage Corporation, Transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Mid-States Mortgage Corporation, Transferee; and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of Mid-States Mortgage Corporation, Transferee; 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 of a credit in the amount of Fifty-three Thousand Six Hundred Eighty-four and 20/100----(\$53,684.20)----- Dollars, on the indebtedness secured by said mortgage, the said Mid-States Mortgage Corporation, Transferee

by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

This instrument was prepared by
W. A. JENKINS, JR., Attorney
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

said sale does hereby grant, bargain, sell and convey unto the said
Mid-States Mortgage Corporation, Transferee
the following described property situated in Shelby County,
Alabama, to-wit:

Lot Number 16, in Block D of Fox Haven Subdivision, First
Sector, according to the Amended Map thereof recorded in
Map Book 7, Page 86, in the Office of the Judge of Probate
of Shelby County, Alabama.

Chattel Items: wall-to-wall carpeting, dishwasher, vent fan,
smoke detector and kitchen range

TO HAVE AND TO HOLD the above described property unto the said
Mid-States Mortgage Corporation, Transferee,
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
Mid-States Mortgage Corporation, Transferee
by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these
presents to be executed on this the 13th day of January, 19 86

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec. 500
100 1986 JAN 13 PM 1:43
600
J. A. Jenkins, Jr.
JUDGE OF PROBATE

MID-STATES MORTGAGE CORPORATION
Transferee

By

W. A. Jenkins, Jr.
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said
State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer
and Agent for Mid-States Mortgage Corporation, Transferee

is signed to the foregoing conveyance, and who is known to me, acknow-
ledged before me on this day, that, being informed of the contents of
the conveyance, he, in his capacity as such Auctioneer and Agent, and
with full authority, executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 13th day of
January, 19 86


Notary Public

MY COMMISSION EXPIRES APRIL 17, 1987