

1572

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Robert J. Crane and spouse Janette Crane, did, on to-wit, April 27, 1984 execute a mortgage to South States Mortgage Corporation, which mortgage is recorded in Book 447, Page 867, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by Mortgage Corporation of the South, * by document recorded in Miscellaneous Book 56, Page 405, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Mortgage Corporation of the South 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 The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of December 26, 1985, January 2 & 9, 1986; and

WHEREAS, on January 16, 1986, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgage Corporation of the South did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Mortgage Corporation of the South, in the amount of Thirty Three Thousand Five Hundred and no/100 DOLLARS (\$ 33,500.00), which sum the said Mortgage Corporation of the South offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Corporation of the South; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Thirty Three Thousand Five Hundred and no/100 DOLLARS (\$ 33,500.00), on the indebtedness secured by said mortgage, the said Robert J. Crane and spouse, Janette Crane acting by and through the said Mortgage Corporation of the South, by W. L. Longshore, Jr., as said auctioneer and the person conducting the said sale for the ~~Mortgagee~~ Transferee of Mortgagee, and the said Mortgage Corporation of the South, by W. L. Longshore, Jr., as said auctioneer and the person conducting said sale for the ~~Mortgagee~~ Transferee of Mortgagee, and W. L. Longshore, Jr., as said auctioneer and the person conducting said sale for the ~~Mortgagee~~ Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Mortgage Corporation of the South, the following described real estate situated in Shelby County, Alabama, to-wit:

See legal description attached hereto and made a part hereof and marked "Exhibit A"

W. L. Longshore, Jr.

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"EXHIBIT A"

A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said Section 14; thence run East along the Section line a distance of 1321.76 feet; thence turn right 87 deg. 25' 32" a distance of 283.40 feet to the Easterly right of way of Highway #119 and the point of beginning; thence turn left 01 deg. 09' 31" a distance of 140.71 feet; thence turn left 02 deg. 56' 51" a distance of 200.71 feet; thence turn left 58 deg. 41' 05" a distance of 142.99 feet; thence turn left 88 deg. 16' 46" a distance of 148.15 feet; thence turn left 93 deg. 06' 59" a distance of 189.30 feet; thence turn right 43 deg. 54' 30" a distance of 59.49 feet; thence turn right 21 deg. 47' 20" a distance of 149.75 feet; thence turn left 57 deg. 06' 51" a distance of 20.73 feet to the Easterly right of way of said Highway #119; thence turn left 97 deg. 09' 22" along said right of way a distance of 25.93 feet to the point of beginning. According to the survey of Johnye Horton, Reg. No. 12496, dated January 26, 1983.

Situated in Shelby County, Alabama.

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

1986 JAN 21 AM 10:09

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	<i>Preclusion</i>
Deed Tax	_____
Mineral Tax	_____
Recording Fee	<u>750</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>850</u>