

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

SH-10704

KNOW ALL MEN BY THESE PRESENTS: That Jerry M. Jones and wife, Paula Jones, did, on to-wit, October 25, 1984 execute a mortgage to the ADMINISTRATOR OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, and his successors in such office, as such, which mortgage is recorded in Mortgage Book 006, Page 620, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, and the indebtedness secured thereby, was assigned to National Mortgage Company and acquired by document recorded in Mortgage Book 023, Page 64, in the said Office of the Probate Judge, which said mortgage, and the indebtedness secured thereby, was reassigned to and acquired by said ADMINISTRATOR OF VETERANS AFFAIRS by document recorded in Mortgage Book 049, Page 371, in said Office of the Probate Judge; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, an Officer of the United States of America, 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of January 2, 9 and 16, 1986; and

WHEREAS, on January 24, 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 HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, an Officer of the United States of America, 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 herein-after 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 HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, in the amount of Sixty Four Thousand Three Hundred Seventy Five and NO/100----- DOLLARS (\$64,375.00), which sum the said HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS; 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 Sixty Four Thousand Three Hundred Seventy Five and NO/100----- DOLLARS (\$64,375.00), on the indebtedness secured by said mortgage, the said Jerry M. Jones and wife, Paula Jones acting by and through the said HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, by James Robert Scalco, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee, and the said HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, by James Robert Scalco, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee, and James Robert Scalco, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee, do hereby grant, bargain, sell and convey unto HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Begin at a point 20 feet North of Shades Mountain Road or South Shades Crest Road and 377.5 feet, more or less, South of the Northeast corner of SE $\frac{1}{4}$ of said section and run North along the East boundary line of said E $\frac{1}{2}$ of SW $\frac{1}{4}$ of said Section 28, a distance of 956.28 feet (meas. 959.49 feet); thence turn an angle of 131 degrees 36 minutes left (meas. 131 degrees 56 minutes 38 seconds left) a distance of 360.0 feet (meas. 359.33 feet); thence turn an angle to the left of 61 degrees 0 minutes (meas. 60 degrees 10 minutes 14 seconds) a distance of 835.0 feet, more or less, (meas. 841.01 feet) to the center of Shades Mountain Road; thence turn left an angle of 119 degrees 08 minutes (meas. 120 degrees 18 minutes 50 seconds) and run along said road a distance of 122.97 feet, more or less, to a point on the East boundary line of said E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28, thence turn left an angle of 48 degrees 16 minutes (meas. 47 degrees 34 minutes 18 seconds) and run a distance of 20.0 feet, more or less, to the point of beginning. Containing 5.0 acres (meas. 4.03 acres), more or less. Subject to right of way to Alabama Power Company, as recorded in Deed Volume 190, Page 60 in the Probate Office of Shelby County, Alabama. (CORRETTI & NEWSOM)

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TO HAVE AND TO HOLD THE above described property unto HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, whose address is Veterans Administration, Washington, D. C. 20420, and his successors in such office as such forever; subject, however, to the statutory rights 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 HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, has caused this instrument to be executed by James Robert Scalco, as auctioneer and the person conducting said sale for the Mortgagee or Transferee, and in witness whereof the said James Robert Scalco has executed this instrument in his capacity as such auctioneer on this the 24th day of January, 1986.

JERRY M. JONES

PAULA JONES

and wife,
Mortgagors.

By HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, Mortgagee or Transferee

By James Robert Scalco as Auctioneer and the person conducting said sale for the Mortgagee or Transferee

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Foreclosure
1986 JAN 31 AM 11:01

Thomas A. Jones, Jr.
JUDGE OF THE COURT

Rec. 500
Ind 100
600

HARRY N. WALTERS, as ADMINISTRATOR OF VETERANS AFFAIRS, Mortgagee or Transferee

By James Robert Scalco as Auctioneer and the person conducting said sale for the Mortgagee or Transferee

James Robert Scalco as Auctioneer and the person conducting said sale for the Mortgagee or Transferee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James Robert Scalco, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 1986.

Harry R. Chadick (Election)
Notary Public

My Commission expires 5/29/88

THIS INSTRUMENT WAS PREPARED BY:

Name Douglas Corretti
Address 1804 7th Avenue North
Birmingham, Alabama 35203

Attorneys: CORRETTI & NEWSOM

