

This instrument prepared by:  
Carlos E. Heaps, Attorney  
810 Massey Building  
Birmingham, Alabama 35203

Send Tax Notices to:  
Thomas N. Clayton

1191

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That WHEREAS, ON,  
TO-WIT: June 27, 1975, Ronald F. Walton and wife, Wanda C. Walton,  
executed a mortgage to Guaranty Savings and Loan Association,  
embracing the hereinafter described property, which mortgage  
appears of record in Book 346, Page 786, Office of the Judge of  
Probate, Shelby County, Alabama, and

WHEREAS, default was made in the payment of the  
indebtedness secured by said mortgage and Guaranty Federal Savings  
and Loan Association, formerly known as Guaranty Savings and Loan  
Association, the owner and holder of said mortgage, the debt  
thereby secured, and the property therein described, did declare  
all of the indebtedness secured by said mortgage immediately due  
and payable; and

WHEREAS, notice of foreclosure of said mortgage and of  
the sale of said property, in accordance with the terms of said  
mortgage, was given by publication in the Shelby County Reporter, a  
newspaper of general circulation in Shelby County, Alabama, in its  
issues of January 16, January 23 and January 30, 1986; and

WHEREAS, on to-wit, February 21, 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 of  
the property embraced by said mortgage was duly and properly  
conducted, and said Guaranty Federal Savings and Loan Association  
did offer for sale and sell, at public outcry at the main entrance  
of the Courthouse in Columbiana, Shelby County, Alabama, the

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Thomas N. Clayton

property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforesaid mortgage was the bid of Thomas N. Clayton, in the amount of Thirty-Two Thousand Four Hundred and 00/100 Dollars (\$32,400.00) of which sum the said Guaranty Federal Savings and Loan Association offered to credit on the indebtedness secured by said mortgage, and the property was thereupon sold to Thomas N. Clayton; and

WHEREAS, Carlos E. Heaps, Attorney at Law, was the Auctioneer conducting said sale on behalf of said Guaranty Federal Savings and Loan Association; and

WHEREAS, said mortgage expressly authorized the person conducting sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises, and also of a credit in the amount of Thirty-Two Thousand Four Hundred and 00/100 Dollars (\$32,400.00) on the indebtedness secured by the aforesaid mortgage, to be applied in the order stated in said mortgage, the said Guaranty Federal Savings and Loan Association, Mortgagee, by and through Raymond L. Foushee, its Executive Vice President and Carlos E. Heaps, as Auctioneer conducting said mortgage foreclosure sale, do hereby grant, bargain, sell and convey unto Thomas N. Clayton, the following described real estate situated, lying and being in Shelby County, Alabama to-wit:

Lot 2, Block 4, according to the Map of Navajo Hills, Sector Two, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 24.

TO HAVE AND TO HOLD the above described and aforegranted premises unto Thomas N. Clayton, his successors and assigns, forever, subject however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as

provided by the laws of the State of Alabama, and, subject also to easements and restrictions of record in the Shelby County Probate Office and the lien for current ad valorem taxes.

IN WITNESS WHEREOF, Guaranty Federal Savings and Loan Association, by and through its Executive Vice President, Raymond L. Foushee, who is duly authorized, and Carlos E. Heaps, as Auctioneer conducting the foregoing mortgage foreclosure sale, have caused these presents to be executed on this the 21<sup>ST</sup> day of February, 1986.

GUARANTY FEDERAL SAVINGS AND  
LOAN ASSOCIATION

By: [Signature]  
Its Executive Vice President

RONALD F. WALTON AND WIFE,  
WANDA C. WALTON

[Signature]  
Carlos E. Heaps, as Auctioneer  
conducting the foregoing  
mortgage foreclosure 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 Raymond L. Foushee, whose name as Executive Vice President of Guaranty Federal Savings and Loan Association, 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 conveyance, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

February, 1986. GIVEN under my hand and seal this the 21<sup>ST</sup> day of \_\_\_\_\_

[Signature]  
Notary Public

STATE OF ALABAMA )

JEFFERSON COUNTY )

MY COMMISSION EXPIRES DECEMBER 8, 1986

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Carlos E. Heaps, whose name as Auctioneer conducting the foregoing mortgage foreclosure sale, 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 Auctioneer conducting said mortgage foreclosure sale, and as the person conducting said mortgage foreclosure sale for Guaranty Federal Savings and Loan Association, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21<sup>ST</sup> day of February

STATE OF ALABAMA )  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 FEB 24 AM 10:15

32.50  
Rec. 750  
Ind. 102  
41.00

[Signature]  
Notary Public