

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 25, 1983, Steve R. Carroll and Kathy Renay Carroll, Mortgagors, executed a certain mortgage to Engel Mortgage Company, Inc., now known as AmSouth Mortgage Company, Inc., a corporation, said mortgage being recorded in Book 430, Page 995, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Mortgage Company, Inc., did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of February 6, 13 & 20, 1986; and

WHEREAS, on March 4, 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 the said AmSouth Mortgage Company, Inc., as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 AmSouth Mortgage Company, Inc., in the amount of Thirty Six Thousand Three Hundred Twenty Four and 25/100 Dollars (\$36,324.25), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Mortgage Company, Inc.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Mortgage Company, Inc.; 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 the credit of Thirty Six Thousand Three Hundred Twenty Four and 25/100 Dollars (\$36,324.25), Steve R. Carroll and Kathy Renay Carroll, Mortgagors, by and through the said AmSouth Mortgage Company, Inc., do grant, bargain, sell and convey unto the said AmSouth Mortgage Company, Inc., the following described real property situated in Shelby County, Alabama to-wit:

Lot 67, according to the Survey of Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Mortgage Company, Inc., its successors and assigns 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.

LONGSHORE, EVANS & LONGSHORE

423 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203-3664

BOOK 063 PAGE 534

IN WITNESS WHEREOF, the said Steve R. Carroll and Kathy Renay Carroll, Mortgagors, by the said AmSouth Mortgage Company, Inc., as mortgagee, by W. L. Longshore, Jr. as auctioneer conducting said sale caused these presents to be executed on this the 4th day of March, 1986.

STEVE R. CARROLL AND KATHY
RENAY CARROLL
MORTGAGORS

By: AMSOUTH MORTGAGE COMPANY, INC.
AS MORTGAGEE

By: W. L. Longshore, Jr.
W. L. Longshore, Jr.,
as Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Mortgage Company, Inc., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of March, 1986.

Michelle S. Chambers
NOTARY PUBLIC
COMMISSION EXPIRES: 8-21-89

THIS INSTRUMENT WAS PREPARED BY:
W. L. Longshore, Jr.
Longshore, Evans & Longshore, Attorneys
423 Frank Nelson Building
Birmingham, Alabama 35203

BOOK 063 PAGE 535

STATE OF ALABAMA DECEASED
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAR 10 PM 1:06

Thomas W. Longshore, Jr.
JUDGE OF THE COURT

1. Deed Tax \$ 0
2. ~~MORTGAGE~~ FORECLOSURE
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600