

STATE OF ALABAMA

Shelby COUNTY

888

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Walker, a widower and Matilda Walker, a widow did on the 26 day of February 19, 67, execute a mortgage to Virginia Howard Greek, as mortgagee, which mortgage is recorded in Book 306, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama; and was assigned by said mortgagee on the 13 day of September, 19 67 to Mafus Bird, as guardian for Eleanor Bird, as recorded in Deed Book 249, page 932 in the Office of the Judge of Probate, Shelby County, Alabama

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage and the said Mafus Bird, as guardian for Eleanor Bird 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 March 20, 1986, March 27, 1986 and April 3, 1986; and

WHEREAS, on April 14, 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 Mafus Bird, as guardian for Eleanor Bird 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 Mafus Bird as guardian for Eleanor Bird in the amount of two thousand seven hundred sixteen and 4/100 dollars (\$2,716.42), which sum the said Mafus Bird, as guardian for Eleanor Bird offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Mafus Bird as guardian for Eleanor Bird; and

WHEREAS, J. H. Crow III conducted said sale on behalf of said Mafus Bird, as guardian for Eleanor Bird; 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;

BOOK 067 PAGE 844

J. H. Crow III
810 - Jff. Fed. Bldg.
B'ham Ala. 35203

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of two thousand seven hundred sixteen and 1/100 dollars (#2,716.10), on the indebtedness secured by said mortgage, the said Mafus Bird, as guardian for Eleanor Bird by J. H. Crow III, his duly authorized agent and auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Mafus Bird as guardian for Eleanor Bird the following described property situated in Shelby County, Alabama, to-wit:

A parcel of Lot No. 1 of the south half of said lot in Block A in Nickerson addition to Alabaster situated in Section, 1 Township 21, Range 3 West, said deed recorded in Vol. 116 Page 345 of record of deeds in the office of the Probate Judge of Shelby County, State of Alabama.

Thence continue along the rightway of said highway westerly a distance of 50 feet more or less; thence turn right and run northerly a distance of 75 feet more or less thence turn right and run Easterly a distance of 50 feet more or less thence turn right and run Southerly a distance of 75 feet more or less to the point of beginning. Known as lot 2 in Lot No. 1 Block A that is in the South half of Lot No. 1 situated in Section, 1 Township 21, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Mafus Bird as guardian for Eleanor Bird, his heirs 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.

IN WITNESS WHEREOF, the said Mafus Bird, as guardian for Eleanor Bird by J. H. Crow III, AS auctioneer conducting said sale, caused these

presents to be executed on this the 14th day of April, 1986.

STATE OF ALABAMA
 I CERTIFY THIS INSTRUMENT WAS FILED
Fore Closure
 1986 APR 14 AM 11:37
J. H. Crow III
 JUDGE OF PROBATE

Mafus Bird, as guardian for Eleanor Bird
 As Mortgagee
 BY J. H. Crow III
 Agent and Auctioneer

Rec. 5.00
 1.00
 6.00

BOOK 067 PAGE 845

STATE OF ALABAMA
 Shelby COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. H. Crow III whose name as auctioneer and agent for Mafus Bird, as guardian for Eleanor Bird 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 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 14th day of April, 1986.

Judy L. [Signature]
 NOTARY PUBLIC
 My Commission Expires July 7, 1987