

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That HERMINE LINDSEY, a feme sole, ADA E. RHODES, a feme sole, and ALB, Ltd., did, on to-wit, the 29th day of April, 1983, execute a mortgage to GUARANTY FEDERAL SAVINGS AND LOAN ASSOCIATION, which mortgage is recorded in Real Property Book 430, Page 691 et seq., in the Office of the Judge of Probate of Shelby County, Alabama and assigned to MORRIS MORTGAGE COMPANY by that assignment recorded in Real Property Book 50, Page 805 in the aforesaid Probate Office, said mortgage having been further assigned to PIONEER MORTGAGE COMPANY, INC., by that assignment recorded in Real Property Book 50, Page 806 in the aforesaid Probate Office, said mortgage having been further assigned to HOMESTEAD SAVINGS, A Federal Savings & Loan Association, by that assignment recorded in Real Property Book 58, Page 263 in the aforesaid Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association, 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 Shelby County, Alabama, in its issues of July 17, 24 and 31, 1986; and

WHEREAS, on August 8, 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 HOMESTEAD SAVINGS, A Federal Savings & Loan Association did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

Lot 13, Block 3, according to the map of Meadow Green Subdivision, as recorded in Map Book 6, page 59, in the Probate Office of Shelby County, Alabama, including wall to wall carpeting and kitchen range.

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of HOMESTEAD SAVINGS, A Federal Savings & Loan Association, in the amount of Fifty Three Thousand Five Hundred Forty Four & 15/100 (\$ 53,544.15), which sum the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the 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 Fifty Three Thousand Five Hundred Forty Four Dollars & 15/100 (\$ 53,544.15) on the indebtedness secured by said mortgage, the said HERMINE LINDSEY, a feme sole, ADA E. RHODES, a feme sole, and ALB, Ltd., acting by and through the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association, by MICHAEL T. ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association, by MICHAEL T. ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL T. ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of

Jack A.

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Mortgagee, do hereby grant, bargain, sell and convey unto HOMESTEAD SAVINGS, A Federal Savings & Loan Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Block 3, according to the map of Meadow Green Subdivision, as recorded in Map Book 6, page 59, in the Probate Office of Shelby County, Alabama, including wall to wall carpeting and kitchen range.

TO HAVE AND TO HOLD THE above described property unto HOMESTEAD SAVINGS, A Federal Savings & Loan Association, 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said HOMESTEAD SAVINGS, A Federal Savings & Loan Association, has caused this instrument to be executed by MICHAEL T. ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MICHAEL T. ATCHISON, has executed this instrument in his capacity as such auctioneer on this the 8th day of August, 1986.

HERMINE LINDSEY, a feme sole,
ADA E. RHODES, a feme sole,
and ALB, Ltd.,
Mortgagors

By HOMESTEAD SAVINGS, A Federal
Savings & Loan Association,
Mortgagee or Transferee of
Mortgagee

By Michael T. Atchison
MICHAEL T. ATCHISON, as
Auctioneer and the person
conducting said sale for
the Mortgagee or Transferee
of Mortgagee

HOMESTEAD SAVINGS, A Federal
Savings & Loan Association
Mortgagee or Transferee of
Mortgagee

By Michael T. Atchison
MICHAEL T. ATCHISON, as
Auctioneer and the person
conducting said sale for
the Mortgagee or Transferee
of Mortgagee

Michael T. Atchison
MICHAEL T. ATCHISON, as
Auctioneer and the person
conducting said sale for
the Mortgagee or Transferee
of Mortgagee

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

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Given under my hand and official seal this the 8th day
of August, 1986.

Ramona L. Wilder
NOTARY PUBLIC

Instrument prepared by:
ROMAINE S. SCOTT, III
Inge, Twitty, Duffy & Prince
Post Office Box 1109
Mobile, Alabama 36633

GRANTEE'S ADDRESS:
1161 Lake Cook Road
Deerfield, Illinois 60015

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

1986 AUG -8 PM 2:13

Ramona L. Wilder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Foreclosure</u>
2. Mig. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>