

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That WHEREAS, heretofore, on to-wit, November 18, 1985, SANDRA S. MADDEN executed a certain Mortgage on property hereinafter described to LILA P. LEWIS, which said Mortgage is recorded in Real Volume 448, Page 886, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said Mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and, it was further provided in and by said Mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the said LILA P. LEWIS did declare all of the indebtedness secured by said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage, by mailing, by Certified Mail, to the Mortgagor at the property address, notice of the sale, and by publication in the Shelby County Reporter, a newspaper of general circulation published in Birmingham, Alabama, in its issues of October 24, 31, and November 7, 1985; and

WHEREAS, on the 18th day of November, 1985, the day on which the foreclosure was due to be held under the terms of said Notice between the legal hours of sale, said foreclosure was duly conducted and LILA P. LEWIS did offer for sale and sell at public outcry in front of the Courthouse door in Birmingham, Alabama, the property hereinafter described; and

WHEREAS, JACK R. THOMPSON, JR., was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said LILA P. LEWIS; and

WHEREAS, the said LILA P. LEWIS was the highest bidder and best bidder, in the amount of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$18,500.00) on the indebtedness secured by said Mortgage, the said LILA P. LEWIS, by and through JACK R. THOMPSON, JR., as auctioneer conducting same, and as Attorney-In-Fact for LILA P. LEWIS, and by and through

BOOK 089 PAGE 728

Jack A.

JACK R. THOMPSON, JR., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto LILA P. LEWIS the following described property in Shelby County, Alabama:

Lot No. 23 in Shelby Shores, Map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 75. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto LILA P. LEWIS, her heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the Laws in the State of Alabama.

IN WITNESS WHEREOF, LILA P. LEWIS has caused these instruments to be executed by and through JACK R. THOMPSON, JR., as auctioneer conducting said sale and as Attorney-In-Fact for all parties, separately, and JACK R. THOMPSON, JR., as auctioneer conducting said sale and as Attorney-In-Fact for each of said parties, has hereto set his hand and seal on this the 28th day of July, 1986.

BOOK 089 PAGE 729

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Case closure
1986 SEP -9 AM 11:36

[Signature]

JACK R. THOMPSON, JR.
KRACKE, THOMPSON & ELLIS
Auctioneer and Attorney-In-Fact

[Signature]
JUDGE OF PROBATE
STATE OF ALABAMA)
JEFFERSON COUNTY)

Deed tax
Rec. 5.00
Ind. 1.00
6.00

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACK R. THOMPSON, JR., whose name, as auctioneer, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the same for LILA P. LEWIS and for and as the act of said LILA P. LEWIS, and as actions of SANDRA S. MADDEN, Mortgagor, in the Mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of July, 1986.

[Signature]

NOTARY PUBLIC
