

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

930

KNOW ALL MEN BY THESE PRESENTS:

an Alabama limited
partnership

WHEREAS James S. McCoy and wife, Bonnie L. McCoy and ALB, Ltd./
did on the 29th day of May, 1985, execute a mortgage to Guaranty
Federal Savings and Loan Association, which mortgage is recorded in Mortgage Book 29
Page 789, in the Office of the Judge of Probate of Shelby
County, Alabama; and which said mortgage was duly transferred and assigned
to Cameron-Brown Company by instrument recorded in Book 36 at Page 961 in
said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness
secured by said mortgage, and the said Cameron-Brown Company, transferee

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 August 21, 1986,
August 28, 1986 and September 4, 1986; and

WHEREAS, on September 12, 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 Cameron-Brown Company, transferee

did offer for sale and did sell at public outcry, in front of the Court
House door of Shelby County, Alabama, the property hereinafter des-
cribed; and

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of the said
Cameron-Brown Company, transferee

in the amount of Seventy-two Thousand Four Hundred Nine and 78/100----
-----(\$72,409.78)-----Dollars, which sum the
said Cameron-Brown Company, transferee

offered to credit to the indebtedness secured by said mortgage and said
property was thereupon sold to the said Cameron-Brown Company, transferee;
and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of
Cameron-Brown Company, transferee; and

WHEREAS, said mortgage expressly authorized the person con-
ducting 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 of a credit
in the amount of Seventy-two Thousand Four Hundred Nine and 78/100-----
----(\$72,409.78)-----Dollars, on the indebtedness secured by said
mortgage, the said Cameron-Brown Company, transferee

by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

This instrument was prepared by
W. A. JENKINS, JR., Attorney
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

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said sale does hereby grant, bargain, sell and convey unto the said

Cameron-Brown Company, transferee
the following described property situated in Shelby County,
Alabama, to-wit:

Lot 19, in Block 6, according to the Survey of Bermuda
Hills, Second Sector, Fourth Addition, as recorded in
Map Book 9, Page 78, in the Probate Office of Shelby
County, Alabama.

Chattel Items: wall to wall carpeting, dishwasher, vent
fan, smoke detector and kitchen range.

TO HAVE AND TO HOLD the above described property unto the said
Cameron-Brown Company, transferee
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 Cameron-Brown Company, transferee
by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these
presents to be executed on this the 12th day of September, 1986.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 12 AM 11:56
Foreclosure

CAMERON-BROWN COMPANY
Transferee

By

W. A. Jenkins, Jr.
W. A. Jenkins, Jr.
Agent and Auctioneer

RECORDING FEES

Recording Fee \$500

Index Fee 100

TOTAL \$600

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said
State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer
and Agent for Cameron-Brown Company, transferee

is signed to the foregoing conveyance, and who is known to me, acknow-
ledged 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 12th day of
September, 1986.

Linda J. Bischoff
Notary Public

MY COMMISSION EXPIRES APRIL 17, 1987.

