

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

1392

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 27, 1983, Rebecca R. Bridges, a feme sole, and ALB, Ltd., an Alabama Limited Partnership, mortgagors, executed a certain mortgage to Guaranty Federal Savings and Loan Association, a corporation, which said mortgage is recorded in Volume ^{Book} 434, Record of Mortgages, at Page 357, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was transferred and assigned to MortgageAmerica, Inc., a Delaware Corporation, by assignment dated August 9, 1983, recorded in Mortgage Assignment Volume ^{Book} 52, Page 137, said Probate Office; which said mortgage was re-transferred and re-assigned to SouthTrust Mortgage Corporation, a Delaware Corporation (formerly Jackson Company), by assignment dated April 30, 1984, recorded in Mortgage Assignment Volume ^{Book} 57, at Page 11, said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said SouthTrust Mortgage Corporation, (formerly Jackson Company), 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 publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of November 6, 13 and 20, 1986; and

WHEREAS, on December 16, 1986, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said SouthTrust Mortgage Corporation, (formerly Jackson Company), did offer for sale and sell at public outcry, in front of the Main entrance of the Court House at Columbiana, 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 SouthTrust Mortgage Corporation, (formerly Jackson Company), in the amount of Fifty Three Thousand Nine Hundred Twenty Five and 74/100 (\$53,925.74) Dollars,

which was offered to be credited to the indebtedness secured

✓ *Carroll, Dawson*

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by said mortgage, and said property was thereupon sold to SouthTrust Mortgage Corporation, (formerly Jackson Company) and;

WHEREAS, James Robert Scalco acted as auctioneer as provided in said mortgage and conducted the said sale, 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 Fifty Three Thousand Nine Hundred Twenty Five and 74/100 (\$53,925.74) Dollars, Rebecca R. Bridges, a feme sole, and ALB, Ltd., an Alabama Limited Partnership mortgagors, by and through the said SouthTrust Mortgage Corporation, (formerly Jackson Company), do grant, bargain, sell and convey unto the said SouthTrust Mortgage Corporation, (formerly Jackson Company) the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 25, as shown by map or plat of Sunnydale Estate, Third Sectors, dated June 30, 1978, and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Included as additional collateral for this indebtedness is the wall-to-wall carpeting and the kitchen range now installed and any subsequent replacement therefor.

Subject to taxes for the current year, 1987.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said SouthTrust Mortgage Corporation, (formerly Jackson Company),
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.
IN WITNESS WHEREOF, the said Rebecca R. Bridges, a feme sole, and ALB, Ltd.,
an Alabama Limited Partnership,
by SouthTrust Mortgage Corporation, (formerly Jackson Company)
by James Robert Scalco, as auctioneer conducting
said sale, has caused these presents to be executed on this the 16th day of
December, 19 86.

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

1986 DEC 16 PM 2:18

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

SOUTHTRUST MORTGAGE CORPORATION (FORMERLY
JACKSON COMPANY)

BY:

James Robert Scalco
AS AUCTIONEER

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 750

4. Indexing Fee 100

TOTAL 850

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,
hereby certify that James Robert Scalco,
whose name as auctioneer for SouthTrust Mortgage Corporation, (formerly Jackson Company), is signed to the foregoing conveyance and
who is know to me, acknowledge before me on this day, being informed of the contents of
this conveyance he or she, in his or her capacity as such auctioneer executed the same
voluntarily on the day same bears date.

Given under my hand and official seal, this 16th day of
December, 19 86.

This document prepared by
Douglas Corretti
1804 7th Avenue North
Birmingham, Alabama 35203
CORRETTI & NEWSOM

Commission expires: 5/29/88

Harry E. Chadick (E. Chadick)

