

STATE OF ALABAMA)

COUNTY OF SHELBY)

Prepared by:

James G. Henderson

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Birmingham, AL 35203

(205) 328-4444

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: February 12, 1980, JAMES A. SMITH and wife, JULIA T. SMITH executed a certain mortgage on the property hereinafter described to Real Estate Financing, Inc., said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 401, Page 102, which said mortgage was duly transferred and assigned to Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter, having its principal office in the city of Washington, District of Columbia, on the 19th day of March, 1980, by instrument recorded in Book 35, Page 424, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was assumed by MICHAEL A. HOSMER and wife, CYNTHIA DIANE HOSMER, on the 2nd day of May, 1983, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 347, Page 157.

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 Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County 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 Federal National Mortgage Association, did declare all of the indebtedness secured by 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 by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama in its issues of December 4, 11 and 18, 1986; and

WHEREAS, on January 5, 1987, the day of which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and JAMES G. HENDERSON, as Auctioneer, did offer for sale and sell at public outcry in front of the main door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, JAMES G. HENDERSON was the Auctioneer who conducted said sale for Federal National Mortgage Association; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of FEDERAL NATIONAL MORTGAGE ASSOCIATION, in the amount of Twenty-Eight Thousand Eight Hundred Eighty-One and 17/100 (\$28,881.17) Dollars which sum of money FEDERAL NATIONAL MORTGAGE ASSOCIATION offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to FEDERAL NATIONAL MORTGAGE ASSOCIATION; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Twenty-Eight Thousand Eight Hundred Eighty-One and 17/100 (\$28,881.17) Dollars, on the indebtedness secured by said mortgage, the said Federal National Mortgage Association, by and through JAMES G. HENDERSON, as Auctioneer conducting said sale and as Attorney in Fact for Federal National Mortgage Association, and the said JAMES G. HENDERSON, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the following described property situated in Shelby County, Alabama, to-wit:


Begin at the Southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 18 South, Range 2 East; thence north 197 feet to the point of beginning of the following described lot; thence in an easterly direction 223 feet, more or less, to the right-of-way of the paved farm-to-market Road; thence in a northeasterly direction along said road right-of-way 200 feet; thence in a westerly direction 264.09 more or less, to the west line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 30; thence south along western boundary line of said forty acres, a distance of 200 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, and their 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, Federal National Mortgage Association, has caused this instrument to be executed by and through JAMES G. HENDERSON as Auctioneer conducting said sale, and as Attorney in Fact, and JAMES G. HENDERSON as Auctioneer conducting said sale, has hereto set his hand and seal on this the 5th day of January, 1987.

Federal National Mortgage Association

By: 
JAMES G. HENDERSON, as Auctioneer
and Attorney in Fact.


JAMES G. HENDERSON, as Auctioneer
conducting said sale.

BOOK 108 PAGE 231

STATE OF ALABAMA)
JEFFERSON COUNTY)

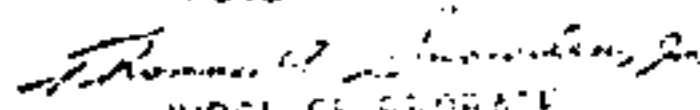
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES G. HENDERSON whose name as Auctioneer and Attorney in Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 5 day of Jan, ¹⁹⁸⁷1986.

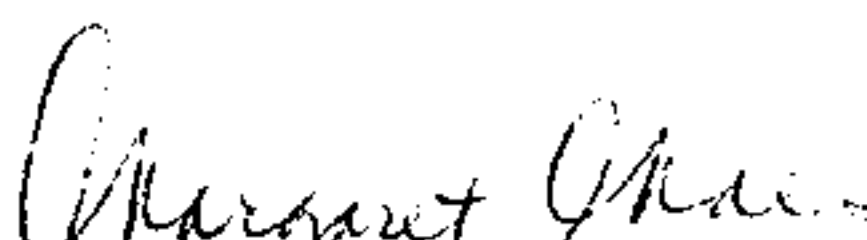
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN -5 PM 12:44

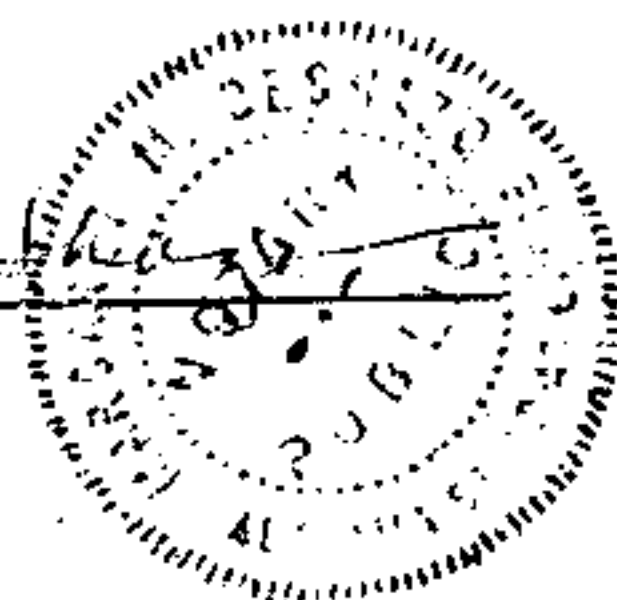
Foreclosure


JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)


NOTARY PUBLIC

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>



I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that JAMES G. HENDERSON, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 5 day of Jan, ¹⁹⁸⁷1986.


NOTARY PUBLIC