

STATE OF ALABAMA)

COUNTY OF SHELBY)

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KNOW ALL MEN BY THESE PRESENTS that whereas, heretofore on to-wit:
the 17th day of August, 19 84, DANIEL M. PIERCE, JR.
and wife, JENNIE M. PIERCE, executed a certain mortgage on the
property hereinafter described to First Federal Savings and Loan Association
of Alabama, which said mortgage is recorded in Mortgage Book 454, at
page 334; in the Office of the Judge of Probate of SHELBY
County, Alabama; and

WHEREAS, in and by said mortgage the mortgagee was authorized and em-
powered in case of default in the payment of the indebtedness thereby secur-
ed, according to the terms thereof, to sell said property before the Court-
house door in the City of Columbiana, SHELBY County,
Alabama, after giving notice of the time, place and terms of said sale in some
newspaper published in the Shelby County Reporter, a newspaper
published in said City by publication once a week for three 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 the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by
said mortgage and the said FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF ALABAMA) 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
County, Alabama, in its issues of 12/11/86,
12/18/86, and 12/25/86, and 1/29/87;

WHEREAS, on the 4th day of February, 1987, the
day on which the foreclosure was due to be held under the terms said notice,
between the legal hours of sale, said foreclosure was duly and properly con-
ducted, and FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST
FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA) did offer
for sale and sell at public outcry, in front of the Courthouse door in
Columbiana, Shelby County Alabama, the property
hereinafter described; and

WHEREAS, Brent Thornley was the
Auctioneer who conducted said sale for the said First Federal OF ALABAMA, F.S.B.
(formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA))

WHEREAS, the highest and best bid for the property described in the
aforementioned mortgage was the bid of FIRST FEDERAL OF ALABAMA, F.S.B.
in the amount of \$ 94,251.58, which
sum of money FIRST FEDERAL OF ALABAMA, F.S.B. offered
to credit on the indebtedness secured by said mortgage and said property was
thereupon sold to FIRST FEDERAL OF ALABAMA, F.S.B.

NOW, THEREFORE in consideration of the premises and of a credit in
the amount \$ 94,251.58, on the indebtedness secured by
said mortgage, the said FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF ALABAMA) Brent Thornley
by and through as Auctioneer conducting said sale and as Attorney in Fact for
FIRST FEDERAL OF ALABAMA, F.S.B. and the said
(formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA)

✓ Maddox, Mac Laurin
Jasper, Al. 35501

Brent Thornley as the Auctioneer conducting
said sale, do hereby grant, bargain, sell and convey unto the said _____
FIRST FEDERAL OF ALABAMA, F.S.B. the
following described property situated in the County of SHELBY
State of Alabama, to-wit:

Lot 13, according to the survey of Chaparral,
Third Sector, as recorded in Map Book 8, page
165, in the Probate Office of Shelby County, Alabama;
being situated in SHELBY COUNTY, ALABAMA.

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TO HAVE AND TO HOLD the above described property unto _____
FIRST FEDERAL OF ALABAMA, F.S.B. 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.

FIRST FEDERAL OF ALABAMA, F.S.B.
IN WITNESS WHEREOF, (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA)
has caused this instrument to be executed by and through _____
Brent Thornley as Auctioneer conducting said
sale, and as Attorney in Fact and _____ Brent Thornley
as Auctioneer conducting said sale, has hereto set his hand and seal on this
the 4th day of February, 1987.

FIRST FEDERAL OF ALABAMA, F.S.B.
(formerly FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF ALABAMA)

By: Brent Thornley
Brent Thornley -
As Auctioneer and Attorney in Fact

Brent Thornley
Brent Thornley -
As Auctioneer conducting said sale.

STATE OF ALABAMA)
COUNTY OF WALKER)

I, the undersigned authority, a Notary Public, in and for said County,
in said State hereby certify that Brent Thornley
whose name as Auctioneer and Attorney-in-fact for

FIRST FEDERAL OF ALABAMA, F.S.B.
(formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA)

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 said 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, this the 4th day of February,
19 87.

Shirley W. Peck
Notary Public



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STATE OF ALABAMA)
COUNTY OF WALKER)

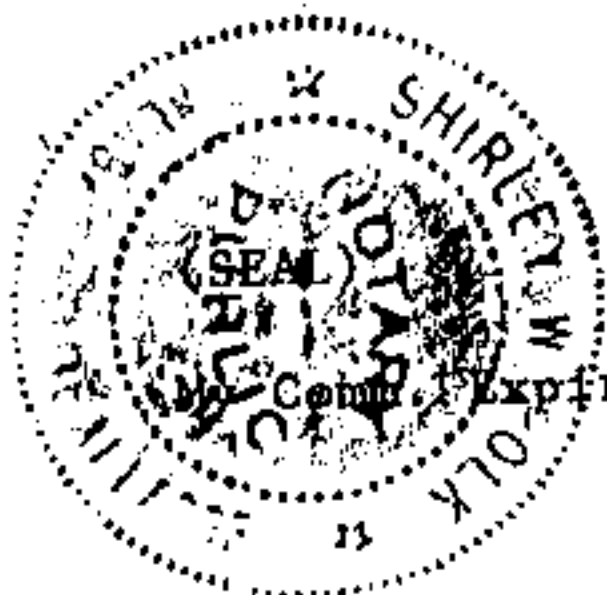
I, the undersigned authority a Notary Public, in and for said County,
in said State, hereby certify that

Brent Thornley,

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 the 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, this the 4th day of February,
19 87.

Shirley W. Peck
Notary Public



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

1987 FEB -4 PM 12:22

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$
2. Mtg. Tax	<u>Foreclosure</u>
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>850</u>