

STATE OF ALABAMA

SHELBY COUNTY

376

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, whereas, heretofore, on to-wit: August 12, 1983, James R. Fuqua, Sr., Thelma M. Fuqua, James R. Fuqua, Jr., and Thelma M. Fuqua as guardian of George R. Fuqua, did execute a certain mortgage on the property hereinafter described to Transamerica Financial Services, Inc. which said mortgage is recorded in Mortgage Book 435 Page 193 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, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in the said city of 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 the same, the mortgagee, or any person conducting said sale for said mortgagee was authorized to execute title to the purchaser at said sale; that it was further provided in and by said mortgage that the mortgagee may bid at said sale and purchase said property of the highest bidder therefor; and

Whereas, default was made in the payment of the indebtedness secured by said mortgages, and the said Transamerica Financial Services, Inc., 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 Shelby County mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of January 8, 1987, January 15, 1987, and January 22, 1987; and

Whereas, on January 29, 1987, 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 and properly conducted, and Transamerica Financial Services, Inc., did offer for sale and sell at public outcry in front of the door of the courthouse in Shelby County, Alabama, the property hereinafter described; and

Whereas, John Hollis Jackson, Jr., was the auctioneer who conducted

JOHN HOLLIS JACKSON, JR.  
ATTORNEY AT LAW  
P. O. BOX 1318  
CLANTON, ALABAMA 35045

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each said foreclosure sale and was the person conducting said sale for Transamerica Financial Services, Inc.; and

Whereas, the highest and best bid for the property described in the aforementioned mortgages was the bid of Transamerica Financial Services, Inc., in the amount of Thirty One Thousand and 00/100-----

----- Dollars plus costs of publication and recording, which sum of money offered to credit on the indebtedness secured by said mortgage and the expenses of the said sale and said property was thereon sold to Transamerica Financial Services, Inc.

Now, therefore, in consideration of the premises of a credit in the amount of Thirty One Thousand and 00/100----- Dollars plus costs of publication and recording, on the indebtedness secured by the aforescribed mortgages and expenses of said sale, Transamerica Financial Services, Inc., and the said John Hollis Jackson, Jr., as the auctioneer conducting said sale does hereby grant, bargain, sell and convey unto Transamerica Financial Services, Inc., the following described property situated in Shelby County, Alabama, to-wit:

A lot or parcel of land located in the SW1/4 of the NE1/4 of Section 5, Township 22 South, Range 1 East containing one acre, more or less, described more particularly as follows: Commence at a point where the north line of the SW1/4 of the NE1/4 of said Section 5 intersects the center-line of the paved Shelby County Hwy. #61 (also known as Montgomery Road), thence run East along said North 1/4-1/4 line a distance of 330 feet to the point of beginning, thence continue last course a distance of 208.7 feet, thence turn right 90 degrees and run South a distance of 208.7 feet, thence turn right 90 degrees and run West a distance of 208.7 feet, thence turn right 90 degrees and run North a distance of 208.7 feet to the point of beginning. Also a 30 foot easement along the North side of the SW1/4 of the NE1/4 of said Section 5 between the above described property and the aforementioned paved Shelby County Hwy. #61.

TO HAVE AND TO HOLD the above described property unto Transamerica Financial Services, Inc., 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, Transamerica Financial Services, Inc., has caused this instrument to be executed by and through John Hollis Jackson, Jr., as auctioneer conducting said sales, and as attorney-in-fact and John Hollis Jackson, Jr. as auctioneer conducting said sale has hereunto set his hand and seal on this the 29th day of January, 1987.

TRANSAMERICA FINANCIAL SERVICES, INC.

BY: John Hollis Jackson, Jr.  
John Hollis Jackson, Jr., as  
auctioneer and attorney-in-fact

BY: John Hollis Jackson, Jr.  
John Hollis Jackson, Jr., as  
auctioneer conducting said sale

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public in and for the State of Alabama at Large do hereby certify that John Hollis Jackson, Jr., whose name as auctioneer and attorney-in-fact for Transamerica Financial Services, Inc. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of this the 29th day of January, 1987.

*Sammy S. Elton*  
Notary Public



THIS INSTRUMENT PREPARED BY

John Hollis Jackson, Jr.  
Attorney at Law  
Box 1818  
Clanton, Alabama 35045

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

1987 FEB -5 AM 11:11

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

1. Noted Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

*Foreclosure*

7.50

1.00

8.50