

2424

## FORECLOSURE DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: March 30, 1985  
James O'Neal, a single man executed a certain  
mortgage on the property hereinafter described to Jim Walter Homes, Inc.  
which said mortgage is recorded in Book 028, Page 180-81, in the Probate Office 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 of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 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 therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said mortgagee 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, and of general circulation in Shelby County, Alabama, in its issues of February 12; February 19; and, February 26, 1987.

WHEREAS, on March 25, 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 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, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for Jim Walter Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc., in the amount of Twenty six thousand, four hundred, seventy-four and 58/100 Dollars, which sum of money Jim Walter Homes, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 26,474.58 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc., by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact, for Jim Walter Homes, Inc., and the said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Shelby County, Alabama, to-wit:

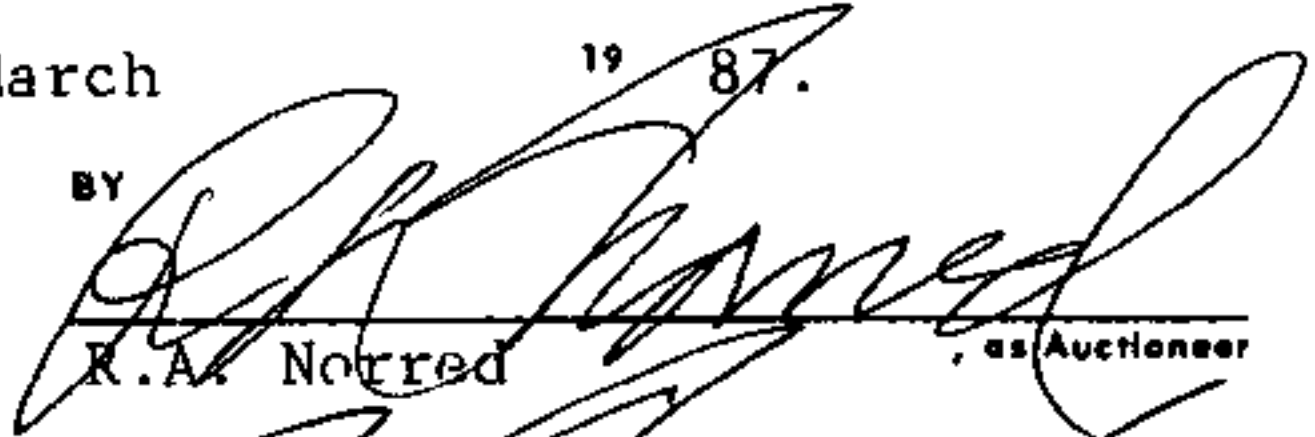
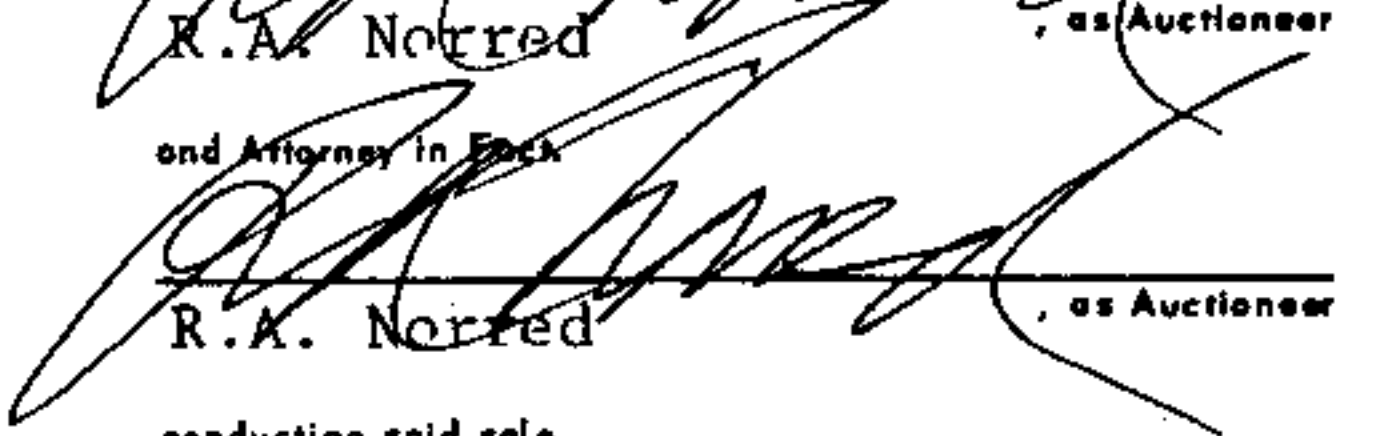
One acre of land, more or less, in the North  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE corner of the North  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36; thence run North along the East  $\frac{1}{2}$ - $\frac{1}{2}$  line a distance of 193 ft.; thence run West a distance of 547 ft. to the west side of a public chert road and the point of beginning; thence continue last course a distance of 300 ft.; thence run North a distance of 147 ft. to the southerly line of the McCrimmon, an acre tract; thence run northeasterly along said McCrimmon lot a distance of 304.6 ft. to the SE corner thereof; thence run south a distance of 200 ft. to the point of beginning.

Less and except that part on the east side of said parcel line within the public road.

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., 1500 No Dale Mabry Hiway, Tampa, Fl 33622, its heirs 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.

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IN WITNESS WHEREOF                      Jim Walter Homes, Inc.,                      has caused this instrument  
to be executed by and through                      R.A. Norred                      as Auctioneer conducting this said sale, and  
as attorney in fact, and                      R.A. Norred                      as Auctioneer conducting said sale has hereto set his hand  
and seal on this the                      25th                      day of                      March                      19                      87.

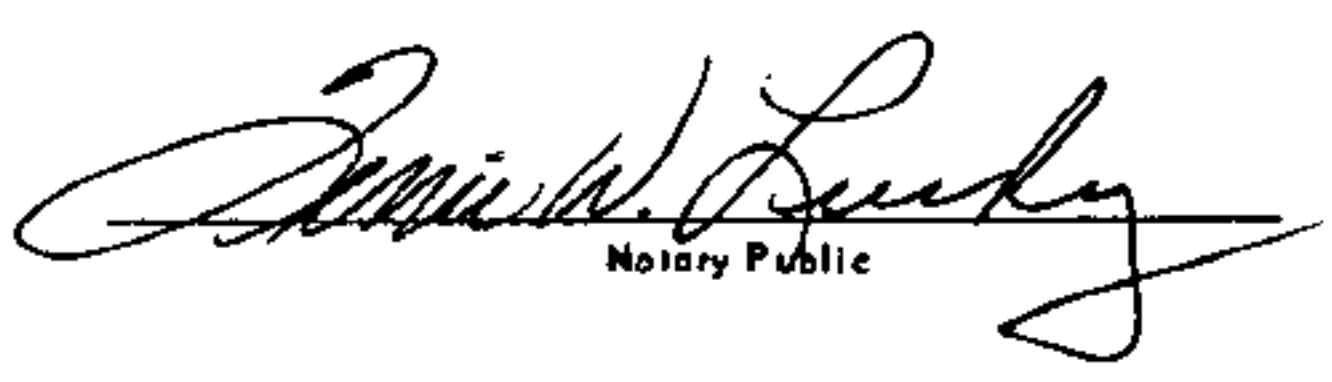
BY  
  
R.A. Norred                      as Auctioneer  
and Attorney in Fact  
  
R.A. Norred                      as Auctioneer  
conducting said sale.

STATE OF ALABAMA  
 COUNTY

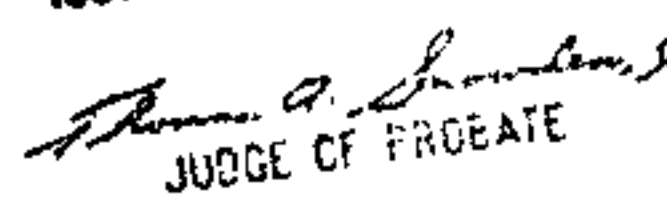
I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred  
, whose name as Auctioneer and Attorney in Fact for                      Jim Walter Homes, Inc.,

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 on this the                      26<sup>th</sup>                      day of                      March                      19                      87.

  
Notary Public

RETURN TO:  
R. A. NORRED, Atty.  
P. O. BOX 9187  
BIRMINGHAM, AL 35213

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 MAR 27 PM 12:34  
  
JUDGE OF PROBATE

1. Deed Tax	<u>Foreclosure</u>
2. Mfg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>

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