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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That John L. Franklin, Jr., and spouse Violet Renee Franklin did, on to-wit, March 20, 1985, execute a mortgage deed to South States Mortgage Corporation, which mortgage is recorded in Real Record 021, Page 943, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and re-recorded in Real Record 023, Page 435; and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by Mortgage Corporation of the South by instrument recorded in Real Record 021, Page 947, and re-recorded in Real Record 023, Page 439, in the aforesaid Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Mortgage Corporation of the South declared all of the indebtedness secured by said mortgage due and payable 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of March 19, 26 and April 2, 1987; and

WHEREAS, on April 9, 1987, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgage Corporation of the South did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Mortgage Corporation of the South in the amount of Fifty-One Thousand Six Hundred Seventy-Five and no/100 DOLLARS (\$51,675.00), which sum the said Mortgage Corporation of the South offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Corporation of the South; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Fifty-One Thousand Six Hundred Seventy-Five and no/100 DOLLARS (\$51,675.00), on the indebtedness secured by said mortgage, the said John L. Franklin and spouse Violet Renee Franklin acting by and through the said Mortgage Corporation of the South by Gail L. Mills as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Corporation of the South by Gail L. Mills, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, of Mortgagee, do hereby grant, bargain, sell and convey unto Mortgage Corporation of the South the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the map and survey of Vincent Estates, as recorded in Map Book 8, Page 14, in the Probate Court of Shelby County, Alabama.

Gail L. Mills
3000 - South Trust Tower
Birmingham Ala 35203

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TO HAVE AND TO HOLD the above described property to Mortgage Corporation of the South forever; subject, however, to the statutory rights 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 Mortgage Corporation of the South has caused this instrument to be executed by Gail L. Mills as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Gail L. Mills has executed this instrument in her capacity as such auctioneer on this the 9th day of April, 1987.

** John L. Franklin, Jr. and spouse,
Violet Renee Franklin Mortgageors

By Mortgage Corporation of the South
Mortgagee

By Gail L. Mills
as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

** Mortgage Corporation of the South
Mortgagee

By Gail L. Mills
as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

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

1987 APR -9 PM 2:29

Thomas C. [Signature]
JUDGE OF PROBATE

Rec 500
100
600**

By Gail L. Mills
as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Gail L. Mills, whose name as Auctioneer and the person conducting said sale for the Mortgagee, 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, she, in her capacity as such Auctioneer and the person conducting said sale for the Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 1987.

Mary B. Chapuis
NOTARY PUBLIC

My Commission expires: 4-9-88

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Gail L. Mills
3000 SouthTrust Tower
Birmingham, Alabama 35203

