

2424 MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: August 31, 1984, Richard L. Spicer, an unmarried man, Mortgagor, executed a certain mortgage to Engel Mortgage Company, Inc., a corporation, said mortgage being recorded in Book 001, Page 760, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on September 25, 1984, the said Engel Mortgage Company, Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to Norwest Mortgage, Inc. now known as GMAC Mortgage Corporation, a corporation, as transferee, said transfer being recorded in Book 003, Page 778, aforesaid records, and GMAC Mortgage Corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said GMAC Mortgage Corporation, as transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of March 12, 19 & 26, 1987; and

WHEREAS, on April 16, 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 the said GMAC Mortgage Corporation, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said GMAC Mortgage Corporation, as transferee, in the amount of Sixty Four Thousand One Hundred Five and 88/100 Dollars (\$64,105.88) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said GMAC Mortgage Corporation; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said GMAC Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Sixty Four Thousand One Hundred Five and 88/100 Dollars (\$64,105.88), Richard L. Spicer, an unmarried man, Mortgagor, by and through the said GMAC Mortgage Corporation, as transferee, do grant, bargain, sell and convey unto the said GMAC Mortgage Corporation, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

BOOK 126 PAGE 496
✓
LONGSHORE, EVANS & LONGSHORE
1900 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

Lot 26, Block 1, according to the survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said GMAC Mortgage Corporation, 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.

IN WITNESS WHEREOF, the said Richard L. Spicer, an unmarried man, Mortgagor, by the said GMAC Mortgage Corporation, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 16th day of April, 1987.

RICHARD L. SPICER, AN UNMARRIED
MAN
MORTGAGOR

By: GMAC MORTGAGE CORPORATION
AS TRANSFEREE

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

1987 APR 22 PM 1:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mtg. Tax *Enclosure*
3. Recording Fee *5.00*
4. Indexing Fee *1.00*
TOTAL *6.00*

By: *W. L. Longshore, Jr.*
Auctioneer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said GMAC Mortgage Corporation, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 1987.

Michelle S. Chambers
NOTARY PUBLIC
My Commission Expires: 11-18-91



THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

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