

MORTGAGE
FORECLOSURE DEED

1408-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on to-wit: June 7, 1973, Roy E. Thomas and wife,

Kathryn M. Thomas,

mortgagors, executed a certain mortgage to Jefferson Federal Savings and Loan

Association of Birmingham,

which said mortgage is recorded in Book ~~xReal~~ 331, Record of Mortgages, at
Page 527, in the Office of the Judge of Probate of Shelby

County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said
mortgage, and the said Jefferson Federal Savings and Loan Association of

Birmingham,

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 publication in The Shelby County Reporter

a newspaper of general circulation in Shelby County,

Columbiana, Alabama, in its issues of May 20, 27 and

June 3, 1987, and;

WHEREAS, on June 17, 1987, the day on which the
foreclosure sale was due to be held under the terms of said notice, during the legal
hours of sale, said foreclosure was duly and properly conducted and the said

Jefferson Federal Savings and Loan Association of Birmingham,

did offer for sale and sell at public outcry in front of the Main

entrance of the Courthouse at Columbiana, Shelby

County, 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 CitiCorp Person-to-Person Financial
Center

in the amount of EIGHTEEN THOUSAND FOUR HUNDRED FIFTEEN AND 52/100---
(\$18,415.52)--- Dollars, which sum was offered to be credited to the indebtedness secured

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Naffar, Denalburg

by said mortgage, and said property was thereupon sold to _____

CitiCorp Person-to-Person Financial Center and;

WHEREAS, James Robert Scalco acted as auctioneer as provided in said mortgage and conducted the said sale, 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 _____
EIGHTEEN THOUSAND FOUR HUNDRED FIFTEEN AND 52/100----- (\$18,415.52)---Dollars,

Roy E. Thomas and wife, Kathryn M. Thomas mortgagors, by

and through the said Jefferson Federal Savings and Loan Association of

Birmingham do grant, bargain, sell and convey unto the

said CitiCorp Person-to-Person Financial Center the following

described real property, situated in Shelby County,

Alabama, to-wit:

Beginning at the SW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West, and run East 55 yards; thence North 198 yards to Saginaw public road; thence Southwest along South line of said road 66 yards; thence South 155 yards to the point of beginning, containing 2 acres, more or less, and being in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West.

Subject to taxes for the current year, 1987.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

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TO HAVE AND TO HOLD the above described property unto the said _____

CitiCorp Person-to-Person Financial Center

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 Roy E. Thomas and wife,

Kathryn M. Thomas

by Jefferson Federal Savings and Loan Association of Birmingham

by James Robert Scalco, as auctioneer conducting

said sale, has caused these presents to be executed on this the 17th day of

June, 19 87.

JEFFERSON FEDERAL SAVINGS AND LOAN
ASSOCIATION OF BIRMINGHAM

BY:

James Robert Scalco
AS AUCTIONEER

STATE OF ALABAMA

JEFFERSON COUNTY

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

whose name as auctioneer for Jefferson Federal Savings and Loan Association of Birmingham, is signed to the foregoing conveyance and

who is known to me, acknowledge before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 17th day of

June, 19 87.

Anita J. King

Notary Public

My Commission Expires October 22, 1992

This document prepared by
Douglas Corretti

1804 - 7th Avenue North
Birmingham, AL 35203

ATTORNEYS: CORRETTI & NEWSOM

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

1987 JUN 23 PM 1:57

Thomas P. Newsom, Jr.
JUDGE OF PROBATE

Rec 7.50
Jud 1.00
8.50