

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS F P No. 6, LTD., an Alabama limited partnership did on the 1st day of February, 1983, execute a mortgage to Morris Mortgage Corp., which mortgage is recorded in Mortgage Book 427 Page 279, in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was ultimately transferred and assigned to Cameron-Brown Company by instrument recorded in Misc. Book 49 at Page 506-A in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee

did declare 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 Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of July 22, 1987, July 29, 1987 and August 5, 1987; and

WHEREAS, on August 13, 1987, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee

did offer for sale and did sell at public outcry, in front of the Court House door of 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 the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee

in the amount of Forty-two Thousand One Hundred Two and 28/100----- Dollars, which sum the ----- (\$42,102.28)----- said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee; and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee; 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 of a credit in the amount of Forty-two Thousand One Hundred Two and 28/100----- Dollars, on the indebtedness secured by said mortgage, the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee

by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

This instrument was prepared by
W. A. JENKINS, JR., Attorney
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

said sale does hereby grant, bargain, sell and convey unto the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee the following described property situated in Shelby County, Alabama, to-wit:

Lot Number Fifteen (15), Block Three, according to the map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama being situated in Shelby County, Alabama.

Chattel Items: Kitchen range and wall to wall carpeting.

TO HAVE AND TO HOLD the above described property unto the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee 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 First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these presents to be executed on this the 13th day of August, 1987.

FIRST UNION MORTGAGE CORPORATION
f/k/a CAMERON-BROWN COMPANY
Transferee

By W. A. Jenkins, Jr.
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer and Agent for First Union Mortgage Corporation f/k/a Cameron-Brown Company, transferee 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 such Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 1987

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

1987 AUG 13 PM 2:08

JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

Notary Public

My Commission Expires April 17, 1991

500
100
600