

MORTGAGE FORECLOSURE DEED

1218

STATE OF ALABAMA
COUNTY OF SHELBY

*Association

KNOW ALL MEN BY THESE PRESENTS:

Vernon A. Statham and wife, Barbara L. Statham and WHEREAS ALB, Ltd., an Alabama limited partnership did on the 29th day of May, 1985, execute a mortgage to Guaranty Federal Savings and Loan, which mortgage is recorded in Mortgage Book 29 Page 801, in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was duly transferred and assigned on July 26, 1985, to Cameron-Brown Company by instrument recorded in Book 36 at Page 959 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 18, 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 Seventy-three Thousand Eight Hundred Fifty and 35/100 (\$73,850.35) Dollars, which sum the 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 Seventy-three Thousand Eight Hundred Fifty and 35/100 (\$73,850.35) 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 23, in Block 6, according to the Survey of Bermuda
Hills, Second Sector, Fourth Addition, as recorded in
Map Book 9, Page 78, in the Probate Office of Shelby
County, Alabama.

Chattel Items: Wall to wall carpeting, dishwasher,
vent fan, smoke detector and kitchen range.

BOOK 146 PAGE 291

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 18th day of August, 1987.

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

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

1987 AUG 18 AM 11:36

Thomas A. Jenkins, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON

1. Deed Tax \$
2. Mtg. Tax *Store Closure*
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600

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

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, acknow-
ledged 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 18th day of
August, 1987.

David J. Bushy
Notary Public

My Commission Expires April 17, 1991