

1621

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, July 28, 1983, Charles E. Anthony and wife, Virginia J. Anthony, and ALB, Ltd., an Alabama Limited Partnership, Mortgagors, executed a certain mortgage to MortgageAmerica, Inc., a corporation, which said mortgage is recorded in Mortgage Book 434, Page 441, in the Probate Office of Shelby County, Alabama and refiled in Mortgage Book 437, page 322, in said Probate Office; and

WHEREAS, on August 31, 1983, the said MortgageAmerica, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter, having its principal office in the City of Washington, District of Columbia, said transfer being recorded in Mortgage Book 53, Page 231, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, a 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 publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of August 26, September 2 and 9, 1987; and

WHEREAS, on September 21, 1987, the day on which the foreclosure sale was due to be held under the terms of the notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said Federal National Mortgage Association, a corporation, as transferee of said mortgage, did

BOOK 151 PAGE 948

King e King

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 Federal National Mortgage Association, a corporation, in the amount of FIFTY-ONE THOUSAND SIX HUNDRED TWENTY AND 35/100 (\$51,620.35) DOLLARS, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association, a corporation; and

WHEREAS, David R. King 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 FIFTY-ONE THOUSAND SIX HUNDRED TWENTY AND 35/100 (\$51,620.35) DOLLARS, Charles E. Anthony and wife, Virginia J. Anthony, and ALB, Ltd., an Alabama Limited Partnership, Mortgagors, by and through the said Federal National Mortgage Association, a corporation, do grant, bargain, sell and convey unto the said Federal National Mortgage Association, a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2, in Block A, according to the Amended Survey of Fox Haven First Sector, as recorded in Map Book 7, page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, 1987, and subsequent years.,

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.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, a 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 Charles E. Anthony and wife, Virginia J. Anthony, and ALB, Ltd., an Alabama Limited Partnership, by Federal National Mortgage Association, a corporation, by David R. King, as auctioneer conducting said sale, have caused these presents to be executed on this the 21st day of September, 1987.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

David R. King
As Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David R. King, whose name as auctioneer for Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, 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 21st day of September, 1987.

Nancy K. Carroll
Notary Public

This document prepared by:
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My Commission expires:

October 14, 1990

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

1987 SEP 21 PM 12:01

Thomas A. Snowling
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Foreclosure</u>
2. Mig. Tax	_____
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>