

MORTGAGE FORECLOSURE DEED

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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 270, 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 Book 49 at Page 515 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 the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 11, 1987, November 18, 1987 and November 25, 1987; and

WHEREAS, on December 3, 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 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 transferee

in the amount of Forty-three Thousand Eight Hundred Fifty-one and 06/100-----
-----(\$43,851.06)-----Dollars, which sum the said transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said transferee; and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of the said 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-three Thousand Eight Hundred Fifty-one and 06/100-----
-----(\$43,851.06)-----Dollars, on the indebtedness secured by said mortgage, the said 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

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said sale does hereby grant, bargain, sell and convey unto the said transferee

the following described property situated in Shelby County, Alabama, to-wit:

Lot Number Sixteen (16), Block One, 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 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 transferee

by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these presents to be executed on this the 3rd day of December, 1987.

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

1987 DEC -3 PM 12:20

Thomas A. Shavelson, Jr.
JUDGE OF PROBATE

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 3rd day of December, 1987.

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

[Signature]
Notary Public

My Commission Expires April 17, 1991