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1035 This Instrument was prepared by: Larry R. Newman, Attorney or in Filips of Carabida a machines of 604 38th Street/South (1/2) lister of the contract of the and process and gradie 546 (1996) Birmingham, Alabama 35222 weether the second state him on the constant of the contract of the con STATE OF ALABAMA SHELBY COUNTY Principle of the court of the basis in the

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, heretofore on January 29, 1987, to wit, Franklin Dean Smith and Diane Smith (hereinafter the "Mortgagors"), executed a certain mortgage on property hereinafter described to First Southern Federal Savings and Loan Association (hereinafter the "Mortgagee"), which said mortgage is recorded in Book 113, page 983, in the Office of the Judge of Probate of Shelby County, Alabama; and The second of th (Se at)

WHEREAS, in Land by resaid mortgage the Mortgagee, was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidden therefore; and the to successive only only only only him the terms of the beging the state of the state of the payment of the indebtedness secured by 🚍 Rifende en ha tid tide tendegeing convey and the it hinora to any economically 🚍 said mortgage, and Altus Bank, A Federal Savings Bank, as the successor corporation to the said First Southern Federal Savings and Loan Association did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the SHELBY COUNTY REPORTER; 'a newspaper' of general circulation published in Shelby County, Alabama, in its issues of December 9, December 16 and December 23, 1987; and the state of the st

WHEREAS, on the 11th day of January, 1988, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and did offer for sale and sell at public outcry in front of the Courthouse door of Columbians in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Larry R. Newman was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Altus Bank, A Federal Savings Bank and whereas the said Altus Bank, A Federal Savings Bank was the highest bidder and the best bidder, in the amount of \$11,500.00 on the indebtedness secured by said mortgage, the said Altus Bank, A Federal Savings Bank by and through Larry R. Newman, as auctioneer conducting said sale, and as Attorney-in-fact for Altus Bank, A Federal Savings Bank and by and through Larry R. Newman, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto Altus Bank, A Federal Savings Bank the following described property situated in Shelby County, Alabama:

Lot 11, Block 1, according to the survey of Cedar Cove, Phase III, as recorded in Map Book 10, page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Altus Bank, A Federal Savings Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 11th day of January, 1988. 43 29 30 73 5 50 75 William Franklin Dean Smith Altus Bank, A Federal Savings Bank (Mortgagor) William Carph Miller Miller Control (C. KWMan (Seal) Auctioneer & Attorney-in-Fact .... Auctioneer & Attorney-in-Fact Arsandin Death Ruirin and Pieto Smith (Driving Co. Diane Smith, 1999 and worth of the rest of spagement aftern a feeting and the regardence?" (Mortgagor) (resn) as assistant and Louis agained Learning a . 1 a as. in Mr. Ele and the bibliogen of an order white white all management 11.64 (Seal) By: / MULL P By: // MM (Seal) Auctioneer & Attorney-in-Fact Absorber " and A which hill a some the way the of Masson to be a first second. សស៊ី ដែកនៅ នេសម សន់។ សិទ្ធិនេះ នៀត្រក ស្រីនេះ មី ១៩ ខេត្ត នៃ១៤៤ ដែល នេះ នេះ និង និង និង និង និង និង និង និង ស the collection of the the regular collection which a care or the third  $g(x) \ge \tilde{h}(x)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname{diag}_{X}(x) + \operatorname{diag}_{X}(x) \right) = (1 + 1)^{\frac{1}{2}} \left( \operatorname$ STATE OF ALABAMA 1 30 0000 birs on 1020 charge or topener county of it is believed to be the first transfer of the property transfer of the first transfer t were the comparison for the confirm of emission with an income and the confirmation of the confirmation I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify; that Larry R.; Newman, whose name as auctioneer is signed to the foregoing conveyance, and whose signed the name of Altus Bank, A Federal Savings Bank, and also who signed the names of Franklin Dean Smith and Diane Smith to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same day the same bears date, as the action of himself, as sauctioneer, and the person conducting the same for Altus Bank, A Federal Savings, Bank, for and as the act of said Altus Bank, A Federal Savings Bank, Mortgagee, and as the action of Mortgagors, in the imortgage referred to in the the foregoing Deed said only of neitheriday to a status band begeneral changeion purifiched in Mettly County, atabase. In the test of IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the lith day of January, 1988. the 11: 3. of Junuary 12:6, the day on which the somedense. It was been the the second of and to bear to the trees of in it is his also not reliable to be to be to the test to the This was to good to all the subtractions of the Notary Public / But it is the subtraction of the subtraction Alabama, . . . gangerty hereinglich demoracies and , herry R. Memach was the acctronous who esalacied world invided to tale and a file previous conducting the sale are the file of the country of the file carings have mad whenceds the actif Alexa authorized as the other sections of the contraction ous a confidence of the second STATE OF ALA, SHELSY 1990 1 Doco Tex & toucloture The state of the s 88 JAN 15 AH 11: 04 4. Indexing Fee 1.00 Thomas Q. Snowlang on . <u>6.00</u> TOTAL JUDGE: OF, PROBATE 1 TO THE SECOND STATE 1

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IN WITNESS WHEREOF, Mortgagors, and Mortgages have caused this instrument to

be executed by and through Larry R. Newman, as auctioneer conducting said sale

and as Attorney-in-fact for all parties separately, and Larry R. Newman, as