This Instrument was prepared by: Larry R. Newman, Attorney August and the else bind gerbochess rescontacts as 604,38th Street South to let but all transcores of as themself . S wrish his televil, Birmingham, Alabama, 35222a-ni-youts and bus auctioner madasting said sale and as helomay-in-fact for cech of said parties, as a content this hand and seal on this the 19th day of the overthe .8321 SHELBY COUNTY

Charten of the Company of the Manual Savings of the Mortgage Foreclosure Deed (Company)

([2] KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, heretofore on March 10, 1987, to wit, Ryan Building Company, Inc. (hereinafter the "Mortgagor"), 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 121, page 196, in the Office of the Judge of Probate of Shelby County, Alabama; and

Zecejencer S Afregusy-ionicot WHEREAS, in and by said 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 outcrysfor cash, to the highest bidder, and said mortgage provided that in case of sale under the power and suthority; contained in same, the Mortgagee for sany person conducting said sale for the Mortgagee was suthorized to execute title to the 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 Tra. to the coregoing conversance, and who is harms to me, thus, early ending on this date, that, being inferred of the contents of the congeguence, WHEREAS, default, was made, in the payment of the indebtedness, secured by 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, Hin its rissues of January 27, February 3 and February 10, 1988; and ASSA Layes 1. Let do yak

WHEREAS, on the 29th day of February, 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 Columbiana 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 \$110,685.35 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 44, according to the Survey of Altadena Woods, 2nd Sector, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of 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.

IN WITNESS WHEREOF, Mortgagors and Mortgagee 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 auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 29th day of February, 1988. SHELLY COLLINY

Altus Bank, A Federal Savings Bank Ryan Building Company, Inc. AURIO CARROTORIO CARLO (Mortgagor) (Seal) Tand By/Ty// SAuctioneer & Attorney-in-Fact () (Sales and) Auctioneer & Attorney-in-Fact " " " " /sho# ស្រី ស្រីស្រីស្សារ 196, in the diffice of the Judge of Purhate of Auotioneer & Attorney-in-Fact

this is, in and by sout sortgage the thrigage, was authorized and empowered in case of default in the payment of the indebtedness thereby scenned, according to the terms thereot, to sell said property before the Contribuse door in Colembana, Shalby County, Alabana, after giving notice of the time, place and terms of soid sale in some newspaper published in said CountAMABALA! TO STATE Ouce a trad. For three consecutive vecks prior as said asic at pyrnuon consequent cash, to the highest bidder, and said wattrage provided that in c.ee or aste HOP TO I, the undersigned authority, a Notary Publick in and for said County hin said State, hereby certify that Larry R. Newman, whose hame as auctioneer is signed to the foregoing conveyance, and who signed the name of Altus Bank, 'A CM Federal Savings Bank, and also who signed the name of Ryan Building Company, Inc. 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 auctioneer 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 Mortgagor, in the mortgage referred to in the the foregoing Deed. and he was and sub sub sub bin has beinvore nincond as said dertgage by publication in the SHELEY COURTY REPUBLIA, a newspaner of to ain: Witness whereop, ci have hereunto set my hand and seal on this the 29th Jamusty 21, I realisty 3 food Poblostry 10, 1988; and day of February, 1988.

he first description of the day on which the bus ofter and reine bib bus bese manos Viub Nothry Poblicator base, offer in fer also sell at poblic outery in Arond of the Countlesse door of volumbians in Shelby Country, Alphane, the property hereingsfor deartified; not

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TED WO FOLD the above described preparty unto Aitus Bark, A Rederat Savinge s ita successorra and kasigna fo sver; subject, however, to the statui ory is sof redemption from said force cours said on the part of those entitled in armin at providua by the laws in the State of Alabama.