

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 29, 1980, Jeffrey A. Leshner and wife Dana C. Leshner, Mortgagors, executed a certain mortgage to MortgageAmerica, Inc., a corporation, said mortgage being recorded in Book 402, Page 466, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on April 29, 1980, the said MortgageAmerica, Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to Federal National Mortgage Association, said transfer being recorded in Book 35, Page 893 and said mortgage being reassigned to MortgageAmerica, Inc. on June 4, 1980 and being recorded in Book 30, Page 365, said mortgage was again transferred on June 5, 1980 to Collateral Investment Company, said transfer being recorded in Book 36, Page 366, said mortgage was finally transferred on December 31, 1986 to AmSouth Mortgage Company, Inc., a corporation, as transferee, said transfer being recorded in Book 120, Page 593, aforesaid records, and AmSouth Mortgage Company, Inc., is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Mortgage Company, Inc., 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 U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of February 3, 10 & 17, 1988; and

WHEREAS, on March 15, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said AmSouth Mortgage Company, Inc., as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 AmSouth Mortgage Company, Inc., as transferee, in the amount of Thirty Five Thousand One Hundred Fifty Seven and 50/100 Dollars (\$35,157.50) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Mortgage Company, Inc.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said AmSouth Mortgage Company, Inc.; 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 Thirty Five Thousand One Hundred Fifty Seven and 50/100 Dollars (\$35,157.50), Jeffrey A. Leshner and wife Dana C. Leshner, Mortgagors, by and through the said AmSouth Mortgage Company, Inc., as transferee, do grant, bargain, sell and convey unto the said AmSouth Mortgage Company, Inc., as transferee, the following described real property situated in Shelby County, Alabama to-wit:

LONGSHORE, EVANS & LONGSHORE

1900 CITY FEDERAL BUILDING  
BIRMINGHAM, ALABAMA 35203

Lot 3, in Block 1, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Mortgage Company, Inc., 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 Jeffrey A. Leshar and wife Dana C. Leshar, Mortgagors, by the said AmSouth Mortgage Company, Inc., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 15th day of March, 1988.

JEFFREY A. LESHER AND WIFE  
DANA C. LESHER  
MORTGAGORS

By: AMSOUTH MORTGAGE COMPANY,  
INC.  
AS TRANSFEREE

By: W. L. Longshore, Jr.  
Auctioneer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said AmSouth Mortgage Company, Inc., 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 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 the 15th day of March, 1988.

Michelle A. Chambers  
NOTARY PUBLIC  
My Commission Expires: 8-21-89

THIS INSTRUMENT PREPARED BY:  
W. L. Longshore, Jr.  
Longshore, Evans & Longshore  
1900 City Federal Building  
Birmingham, Alabama 35203

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

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

88 MAR 21 AM 11:07

Thomas H. Longshore, Jr.  
JUDGE OF PROBATE

BOOK 176 PAGE 168