

1960

This instrument was prepared by:

Name: Harold H. Goings
2100-16th Avenue South
Address: Birmingham, AL 35205

STATE OF ALABAMA)
COUNTY OF SHELBY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas
heretofore on to-wit, November 26, 1986, David Wayne Summers and wife, Sandra
Dale Summers (subsequently assumed by Wesley Wadsworth) executed a certain mortgage
and wife, Janice Wadsworth on the property hereinafter described to Altus Bank, A Federal Savings Bank
(formerly known as First Southern Federal Savings & as recorded in
Loan Association) Book 102, Page 383 in the Probate Office of Shelby
County, Alabama.

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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
the City of Columbiana, Shelby County, Alabama after
giving notice of the time, place and terms of said sale in
some newspaper published in said city 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 high-
est bidder therefor; and

WHEREAS, default was made in the payment of the
indebtedness secured by said mortgage, and the said Altus Bank,
A Federal Savings Bank did declare all
of the indebtedness secured by 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 by publication in The Shelby County Reporter
a newspaper published in Shelby County, Alabama, and of
general circulation in Shelby County, Alabama, in its
issues of March 31, April 7 and April 14, 1988; and

WHEREAS, on April 28, 1988, the day on which
the foreclosure was due to be held under the terms of said
notice, between legal hours of sale, said foreclosure was
duly and properly conducted, and Altus Bank, A Federal Savings
Bank did offer for sale and sell at public
outcry in front of the Courthouse at Shelby County,
Alabama, the property hereinafter described; and

Conley Mowens

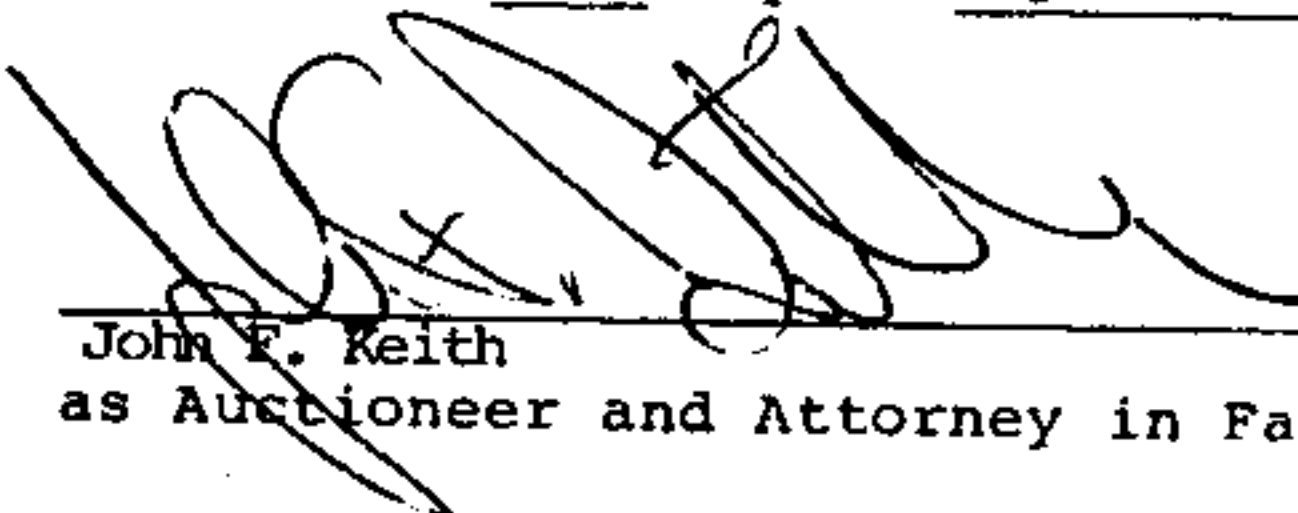
WHEREAS, John F. Keith was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Altus Bank, A Federal Savings Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Altus Bank, A Federal Savings Bank in the amount of Forty-four Thousand One Hundred Thirteen and 11/100 Dollars (\$44,113.11), which sum of money Altus Bank, A Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, the said Altus Bank, A Federal Savings Bank by and through John F. Keith as Auctioneer conducting said sale and as attorney in fact for Altus Bank, A Federal Savings Bank and the said John F. Keith as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Altus Bank, A Federal Savings Bank the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE 1/4 of the SE 1/4, Section 1, Township 20 South, Range 2 East, run East along the 1/4-1/4 Section line for a distance of 5.0 feet; thence turn 90 degrees 43 minutes to the right and run 241.5 feet to a point; thence turn 92 degrees 59 minutes to the left and run 85.4 feet to a point; thence turn 93 degrees 48 minutes to the left and run 50.0 feet; thence turn 04 degrees 14 minutes left and run 50.0 feet; thence turn 02 degrees 14 minutes left and run 49.7 feet; thence turn 02 degrees 30 minutes left and run 93.9 feet; thence turn 74 degrees 58 minutes left and run 33.0 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Altus Bank, A Federal Savings Bank, 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, Altus Bank, A Federal Savings Bank has caused this instrument to be executed by and through John F. Keith as Auctioneer conducting said sale, and as Attorney in Fact, and John F. Keith as Auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of April, 1988.

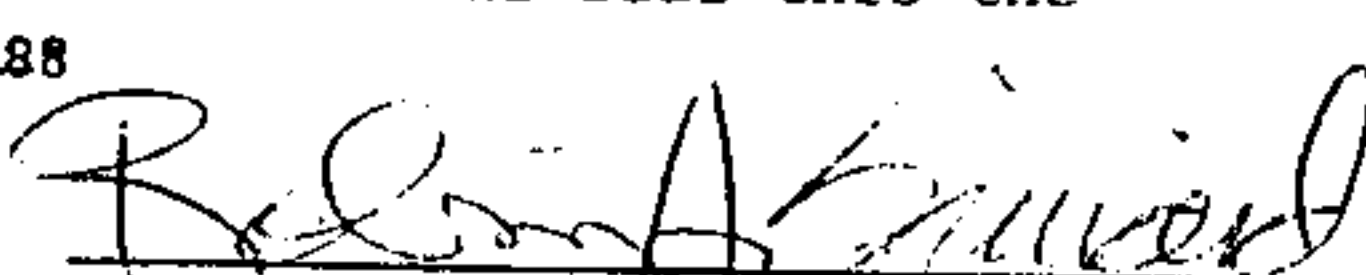


John F. Keith
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that John F. Keith whose name as Auctioneer and Attorney in Fact for Altus Bank, A Federal Savings Bank 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 1988



Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 APR 28 PM 12:55
JUDGE OF PROBATE

Notary Fee	5.00
Recording Fee	3.00
TOTAL	8.00