

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
COUNTY OF Shelby       )

MAI# 51056  
Ricky Rollin

KNOW ALL MEN BY THESE PRESENTS: That ,Ricky L. Rollin and wife, Lewana Rollin did, on to-wit, the 20th day of March, 1979, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Mortgage Book 389, Page 691, which said mortgage was duly transferred and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 30, Page 28 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Federal National Mortgage Association 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 13, 20, 27, 1988; and

WHEREAS, on 4th day of May, 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 Federal National Mortgage Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association, in the amount of Forty Three Thousand Five Hundred Twenty One and 81/100 Dollars (\$43,521.81), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Forty Three Thousand Five Hundred Twenty One and 81/100 Dollars (\$43,521.81), cash, the said Ricky L. Rollin and wife, Lewana Rollin, acting by and through the said Federal National Mortgage Association, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, by MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Federal National Mortgage Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, according to Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Federal National Mortgage Association, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by MARK A. PICKENS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MARK A. PICKENS, has executed this instrument in his

*Mark A. Pickens*  
100 - Century Park, Suite 100

BOOK 182 PAGE 807

capacity as such auctioneer on this the 4th day of May, 1988.

Ricky L. Rollin and wife, Lewana  
Rollin  
Mortgagors

By Federal National Mortgage  
Association  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer  
and the person conducting said  
sale for the Mortgagee or  
Transferee of Mortgagee

Federal National Mortgage  
Association  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer  
and the person conducting said  
sale for the Mortgagee or  
Transferee of Mortgagee

Mark A. Pickens  
MARK A. PICKENS, as Auctioneer  
and the person conducting said  
sale for the Mortgagee or  
Transferee of Mortgagee

BOOK 182 PAGE 808

STATE OF ALABAMA  
COUNTY OF Shelby

I, Sharon M. Bailey, a Notary Public in  
and for said State and County, hereby certify that MARK A.  
PICKENS, whose name as Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of Mortgagee, 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 the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee, and with full authority executed this instrument  
voluntarily on the day that bears that same date.

Given under my hand and official seal this the 4th day of  
May, 1988.

Sharon M. Bailey  
NOTARY PUBLIC

GRANTEE'S ADDRESS  
120 Office Park Drive  
Suite 100  
Birmingham, Alabama 35223

Instrument prepared by:  
MARK A. PICKENS  
SHAPIRO & PICKENS  
100 Century Park South  
Suite 106-A  
Birmingham, Alabama 35226

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

88 MAY -4 PM 12:18

Thomas P. Shaw  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Foreclosure</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>