

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

102

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: February 24, 1984, Wallace D. Franklin, wife Kimberly Ann Franklin and ALB, Ltd., Mortgagors, executed a certain mortgage to Guaranty Federal Savings and Loan Association, a corporation, said mortgage being recorded in Book 444, Page 20, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on March 5, 1984, the said Guaranty Federal Savings and Loan Association, a corporation, transferred and assigned said mortgage and the debt thereby secured to Morris Mortgage Corporation, said transfer being recorded in Book 55, Page 730, and said mortgage being further transferred on March 12, 1984 to Sunshine Mortgage Corp., a corporation, as transferee, said transfer being recorded in Book 55, Page 731, aforesaid records, and Sunshine Mortgage Corp., 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 Sunshine Mortgage Corp., 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 April 13, 20 & 27, 1988; and

WHEREAS, on May 18, 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 Sunshine Mortgage Corp., 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 Sunshine Mortgage Corp., as transferee, in the amount of Fifty Eight Thousand Nine Hundred Forty Nine and 94/100 Dollars (\$58,949.94) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Sunshine Mortgage Corp. of the Southeast; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Sunshine Mortgage Corp.; 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 Fifty Eight Thousand Nine Hundred Forty Nine and 94/100 Dollars (\$58,949.94), Wallace D. Franklin, wife Kimberly Ann Franklin and ALB, Ltd., Mortgagors, by and through the said Sunshine Mortgage Corp., as transferee, do grant, bargain, sell and convey unto the said Sunshine Mortgage Corp., as transferee, the following described real property situated in Shelby County, Alabama to-wit:

Longshore

Lot 1, according to the plat of survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Sunshine Mortgage Corp., 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 Wallace D. Franklin, wife Kimberly Ann Franklin and ALB, Ltd., Mortgagors, by the said Sunshine Mortgage Corp., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 18th day of May, 1988.

WALLACE D. FRANKLIN, WIFE
KIMBERLY ANN FRANKLIN AND
ALB, LTD.
MORTGAGORS

By: UNION NATIONAL BANK OF
LITTLE ROCK
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 Sunshine Mortgage Corp., 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 18th day of May, 1988.

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

88 JUN -1 PM 1:29

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

Thomas A. Snowden, Jr.
JUDGE OF PROBATE
THIS INSTRUMENT PREPARED BY:

W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

1. Deed Tax \$ _____
2. Mtg. Tax Foreclosure
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00