

THE STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THERE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 13, 1985,Lawrence S. Jones and wife, Janice P. Jones,mortgagors, executed a certain mortgage to MortgageAmerica, Inc., aDelaware Corporation,which said mortgage is recorded in ~~Book~~ ^{Book} 018, Record of Mortgages, atPage 262, in the Office of the Judge of Probate of Shelby** SAID MORTGAGE BEING RECORDED IN BOOK 021, PAGE 122, SAID PROBATE OFFICE
County, Alabama, which said mortgage was transferred and assigned toSouthTrust Mortgage Corporation, a Delaware Corporation,by assignment dated November 29, 1985, recorded in Mortgage Assignment~~Volume~~ Real 2850, at Page 461 In Probate Office of Jefferson County, Alabama, saidAssignment being re-recorded in Probate Office of Shelby County, Alabama in Book 182, Page 225;
and WHEREAS, default was made in the payment of the indebtedness securedby said mortgage, and the said SouthTrust Mortgage Corporation, aDelaware Corporation

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 publication in The Shelby County Reporter,a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of May 11, 18, and25, 1988; andWHEREAS, on June 8, 1988, the day on which the

foreclosure sale was due to be held under the terms of said notice, during the legal

hours of sale, said foreclosure was duly and properly conducted and the said

SouthTrust Mortgage Corporation, a Delaware Corporationdid offer for sale and sell at public outcry, in front of the mainentrance of the Court House at Columbiana,Shelby

County, 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 SouthTrust Mortgage Corporation, aDelaware Corporation,in the amount of THIRTY FIVE THOUSANDSIX HUNDRED FORTY ONE and 13/100 (\$35,641.13)

Dollars, which sum was offered to be credited to the indebtedness secured

✓ Carretti Newson

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by said mortgage, and said property was thereupon sold to _____

SouthTrust Mortgage Corporation, a Delaware Corporation and;

WHEREAS, William Patrick Harkins acted as auctioneer as provided in said mortgage and conducted the said sale, 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 SIX HUNDRED FORTY ONE and 13/100 (\$35,641.13) Dollars,

Lawrence S. Jones and wife, Janice P. Jones mortgagors, by
and through the said SouthTrust Mortgage Corporation, a Delaware Corporation
Corporation do grant, bargain, sell and convey unto the
said SouthTrust Mortgage Corporation, a Delaware Corporation the following
described real property, situated in Shelby County,
Alabama, to-wit:

From the Southeast corner of the North Half of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, run Westerly along the South boundary line of said North Half of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, for 470.1 feet to the point of beginning of the land herein described; thence continue Westerly along the South boundary line of the North Half of the SE 1/4 of the SW 1/4 of said Section for 120.03 feet; thence turn 90 deg. 26 min. to the right and run Northerly 185.55 feet; thence turn 90 deg. to the right and run Easterly 120.0 feet; thence turn 90 deg. to the right and run Southerly 184.47 feet, more or less, to the point of beginning.

Subject to taxes for the current year, 1988.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said _____

SouthTrust Mortgage Corporation, a Delaware Corporation

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 Lawrence S. Jones and wife,

Janice P. Jones

by SouthTrust Mortgage Corporation, a Delaware Corporation,

by William Patrick Harkins, as auctioneer conducting

said sale, has caused these presents to be executed on this the 8th day of

June, 19 88.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -8 PM 1:08

Thomas A. Slaughter, Jr.
JUDGE OF PROBATE

SOUTHTRUST MORTGAGE CORPORATION,
A DELAWARE CORPORATION

BY: William Patrick Harkins

AS AUCTIONEER

1. Deed Tax \$ Foreclosure

2. Mtg. Tax

3. Recording Fee 750

4. Indexing Fee 100

TOTAL

850

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William Patrick Harkins, whose name as auctioneer for SouthTrust Mortgage Corporation, a Delaware Corporation, is signed to the foregoing conveyance and who is know to me, acknowledge before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 8th day of June, 19 88.

Anita J. King

Notary Public

My Commission Expires October 22, 1989

This document prepared by
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