

This instrument prepared by: 1352
Jerry E. Held, Esquire
SIROTE, PERMUTT, MCDERMOTT, SLEPIAN,
FRIEND, FRIEDMAN, HELD & APOLINSKY, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Chrysler First Financial Services
P. O. Box 618
Bessemer, Al. 35021

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 6th day of

August, 19 86, Robert Lewis Patton, Jr. and wife,

Janet Lynn Patton, executed a certain mortgage on real
property hereinafter described to Chrysler First Financial
Services Corporation, which said mortgage

was recorded in the Office of the Judge of Probate of _____

Shelby County, Alabama, in Book 085,

Page 264; and which said mortgage was subsequently transferred and
assigned to N/A by

instrument recorded in the aforesaid Probate Office in _____

_____, Page _____; and

WHEREAS, in and by said mortgage, the Mortgagee was author-
ized and empowered in case of default in the payment of the indebtedness
secured thereby, 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
County by publication once a week for three (3) 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 Mort-
gagee may bid at the sale and purchase said property if the highest
bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said Chrysler First Financial
Services Corporation did declare all of the indebtedness
secured by said mortgage subject to foreclosure as therein provided and

did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 25, June 1, 8, 1988; and

WHEREAS, on June 16, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Chrysler First Financial Services Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph H. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chrysler First Financial Services Corporation; and

WHEREAS, Chrysler First Financial Services Corporation was the highest bidder and best bidder in the amount of ninety thousand, three hundred, thirteen and 27/100 dollars (\$ 90,313.27) on the indebtedness secured by said mortgage, the said Chrysler First Financial Services Corporation by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Chrysler First Financial Services Corporation does hereby grant, bargain, sell and convey unto Chrysler First Financial Services Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Lot 12, according to the Survey of First Addition to KERRY DOWNS, as recorded in Map Book 7, page 73, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Chrysler First Financial Services Corporation, its/
his successors/heirs and assigns forever; subject, however, to the
statutory rights of redemption from said foreclosure sale on the
part of those entitled to redeem as provided by the laws in the
State of Alabama.

IN WITNESS WHEREOF, Chrysler First Financial Services
Corporation, Mortgagee, has/have caused this
instrument to be executed by and through Joseph H. McQueen,
as auctioneer conducting said sale and as attorney-in-fact for
said Mortgagee, and said Joseph H. McQueen, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 16th day of June,
19 88.

CHRYSLER FIRST FINANCIAL SERVICES CORPORATION
(MORTGAGEE)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED By:
88 JUN 16 AM 11:19

Joseph H. McQueen
Auctioneer and Attorney-In-Fact
Joseph H. McQueen
Joseph H. McQueen
Auctioneer Conducting Said Sale
Joseph H. McQueen

Thomas H. Shumaker, Jr.
JUDGE OF PROBATE

BOOK 189 PAGE 899

STATE OF ALABAMA)
COUNTY OF SHELBY)

Recording	7.50
Ind. Tax	1.00
TOTAL	8.50

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Joseph H. McQueen,
whose name as auctioneer and attorney-in-fact for Chrysler First
Financial Services Corporation, Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
on this the 16th day of June, 19 88.

Paul J. Davis
Notary Public

My Commission Expires: 10-01-90

JEH: shc