

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 27, 1983,
Robert Lee Milwood and wife, Emily Jean Milwood, and ALB, Ltd., an Alabama Limited
Partnership
mortgagors, executed a certain mortgage to Guaranty Federal Savings
and Loan Association, which said mortgage is recorded
in ~~Volume~~ ^{BOOK} 434, Record of Mortgages, at Page 361, in the Office of
the Judge of Probate of Shelby County, Alabama, which said
mortgage was transferred and assigned to MortgageAmerica, Inc.,
by assignment dated August 9, 1983
recorded in Mortgage Assignment ~~Volume~~ ^{BOOK} 52, Page 140,
said Probate Office; which said mortgage was re-transferred and re-assigned
to Jackson Company, a Delaware Corporation
by assignment dated April 30, 1984, recorded in Mortgage Assign-
ment ~~Volume~~ ^{BOOK} 57, at Page 11, said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured
by said mortgage and the said SouthTrust Mortgage Corporation (formerly Jackson
Company), a Delaware Corporation, did declare all of the indebted-
ness secured by the said mortgage due and payable and said mortgage sub-
ject 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 25, June 1,
and 8, 1988; and

WHEREAS, on June 28, 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 Corporation, did offer for sale and sell at public out-
cry, in front of the main entrance 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,
a Delaware Corporation, in the amount of Fifty One Thousand Five
Hundred Sixty Seven and 63/100 (\$51,567.63) Dollars,
which sum was offered to be credited to the indebtedness secured

BOOK 191 PAGE 687

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Carroll Pearson

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 _____
Fifty One Thousand Five Hundred Sixty Seven and 63/100 ----(\$51,567.63) _____ Dollars,
Robert Lee Milwood and wife, Emily Jean Milwood, and ALB, Ltd., an
Alabama Limited Partnership _____ mortgagors, by
and through the said SouthTrust Mortgage Corporation, a Delaware
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:

Lot 4, Block 2, according to the map of Meadowgreen Subdivision, as recorded
in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby
County, Alabama.

Included as additional collateral for this indebtedness is the wall-to-wall
carpeting and the kitchen range now installed and any subsequent replacement
therefor.

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 Robert Lee Milwood and wife, Emily Jean
Milwood, and ALB, Ltd., an Alabama Limited Partnership,

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 28th day of

June, 19 88.

SOUTHTRUST MORTGAGE CORPORATION, A
DELAWARE CORPORATION

1. Deed Tax \$ _____
2. Mtg. Tax Foreclosure
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 28 PM 12:41

William Patrick Harkins
JUDGE OF PROBATE

BY:

William Patrick Harkins
AS AUCTIONEER

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 28th day of

June, 19 88.

Shary L. Chadwick (Egoman)
Notary Public

This document prepared by
Douglas Corretti
1804 - 7th Avenue North
Birmingham, Alabama 35203
ATTORNEYS: CORRETTI & NEWSOM

Commission expires: 6/9/92

BOOK 191 PAGE 689