

This instrument was prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, October 17, 1983, Ross Thomas Walker and wife, Kenya Slaughter Walker executed a certain mortgage on the property hereinafter described to Altus Bank, A Federal Savings Bank Federal Savings & Loan Association) (formerly known as First Southern as recorded in Book 437, Page 955 in the Probate Office of Shelby County, Alabama;

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WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Altus Bank, A Federal Savings Bank did declare all of the indebtedness secured by 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 by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 16, June 23 and June 30, 1988; and

WHEREAS, on July 13, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Altus Bank, A Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Dennis C. Pendergrass was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Altus Bank, A Federal Savings Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Altus Bank, A Federal Savings Bank in the amount of Thirty-one Thousand Five Hundred Ninety-three and 87/100 ----- Dollars (\$ 31,593.87), which sum of money Altus Bank, A Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, the said Altus Bank, A Federal Savings Bank by and through Dennis C. Pendergrass as Auctioneer conducting said sale and as attorney in fact for Altus Bank, A Federal Savings Bank and the said Dennis C. Pendergrass as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Altus Bank, A Federal Savings Bank the following described property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto.

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TO HAVE AND TO HOLD the above described property to Altus Bank, A Federal Savings Bank, 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, Altus Bank, A Federal Savings Bank has caused this instrument to be executed by and through Dennis C. Pendergrass as Auctioneer conducting said sale, and as Attorney in Fact, and Dennis C. Pendergrass as Auctioneer conducting said sale has hereto set his hand and seal on this the 13th day of July, 1988.

Dennis C. Pendergrass
Dennis C. Pendergrass
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Dennis C. Pendergrass whose name as Auctioneer and Attorney in Fact for Altus Bank, A Federal Savings Bank 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 1988.

Reinold S. Seward
Notary Public

EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of NW 1/4, Section 25, Township 21 South, Range 1 West; thence run Westerly along the North boundary line of said Section 25, a distance of 946.40 feet to a point; thence turn an angle of 116 deg. 45 min. 18 sec. to the left and run Southeasterly a distance of 123.64 feet to an axle which is the point of beginning; thence turn an angle of 0 deg. 20 min. 27 sec. to the left and run a distance of 212.71 feet to an axle; thence turn an angle of 105 deg. 20 min. 26 sec. to the left and run a distance of 292.61 feet to an iron gear; thence turn an angle of 87 deg. 08 min. 04 sec. to the left and run along the West boundary line of Pine Hill Circle a distance of 176.16 feet to an iron gear; thence turn an angle of 86 deg. 05 min. 27 sec. to the left and run a distance of 246.87 feet to the point of beginning. Said parcel is lying in the NE 1/4 of NW 1/4, Section 25, Township 21 South, Range 1 West. According to the survey of Lewis H. King, Jr. Reg. L.S. No. 12487, dated 11th October 1983. Situated in Shelby County, Alabama.

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

88 JUL 18 PM 1:23

Thomas H. King, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <i>Secure</i>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>