•	rhis instrument was prepared by:
3	Name: Harold H. Goings
	Spain, Gillon, Tate, Grooms & Blan Address: The Zinszer Building
	2117 2nd Avenue North 779 Birmingham, AL 35203
	STATE OF ALABAMA) MORTGAGE FORECLOSURE DEED COUNTY OF SHELBY)
	KNOW ALL MEN BY THESE PRESENTS, That whereas
	haratofore on to-wit. October 17, 1983, Ross Thomas Walker and
ت مر	wife, Kenya Slaughter Walker executed a certain mortgage Savings Bank on the property hereinafter described to (formerly known as First Southern leval Savings & Loan Association) as recorded in
rec	Book 437, Page 955 in the Probate Office of Shelby County, Alabama:
	•
	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 did offer for sale and sell at public

Bank did offer for sale and sell at publication of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Altus Bank, A Federal and Savings Bank 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 877100 ----- 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 Altus Bank, A Federal Savings Bank and the for as Auctioneer conducting said Dennis C. Pendergrass 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. **B**00# TO HAVE AND TO HOLD the above described property to Altus Bank, A Federal Savings Bank 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 as Auctioneer Dennis C. Pendergrass by and through conducting said sale, and as Attorney in Fact, and as Auctioneer conducting said sale has Dennis C. Pendergrass hereto set his hand and seal on this the 13th day of July 1988. Dennis C. Pendergrass as Auctioneer and Attorney in Fact ALABAMA STATE OF COUNTY OF SHELBY I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Dennis C. whose name as Auctioneer and Attorney in Fact Pendergrass is signed for Altus Bank, A Federal Savings Bank 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

Motary Public

, 1988.

13thday of July

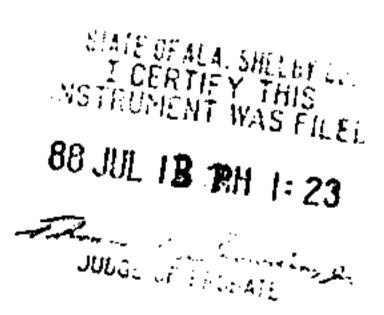
Dennis C. Pendergrass

WHEREAS,

was the

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 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.

193 ME 933



1. Deed Tax & Die Coaure

2. Mtg. Tax

3. Recording Fee 750

4. Indexing Fee 850

TOTAL 850