

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Michael Lee Whitfield and Vicki Whitfield, husband and wife, did, on to-wit, the 29th day of March, 1985, execute a mortgage to SouthTrust Mortgage Corporation, which mortgage is recorded in Real Property Book 022, Page 449, and corrected in Book 024, Page 822, and assigned to Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, by document recorded in Real Book 026, Page 524, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 22, June 29, and July 6, and on July 13, 1988; and

WHEREAS, on the 8th day of July, 1988, the sale was continued to the 22nd day of July, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice published on July 13, 1988, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbianna, Alabama, the property hereinafter described; and

Lot 1, Block 5, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6 page 109 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, in the amount of \$37,925.00, which sum the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of \$37,925.00, cash, the said Michael Lee Whitfield and Vicki Whitfield, husband and wife, acting by and through the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, by Romaine S. Scott, III, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, by Romaine S. Scott, III,

Balch, Bingham
P.O. Box 306
R.D. No. 1

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as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Romaine S. Scott, III, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 5, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6 page 109 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, has caused this instrument to be executed by Romaine S. Scott, III, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Romaine S. Scott, III, has executed this instrument in his capacity as such auctioneer on this the 22nd day of July, 1988.

Michael Lee Whitfield and Vicki Whitfield,
husband and wife,
Mortgagors

By Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority,

Mortgagee or Transferee of Mortgagee

By R. S. Scott
Romaine S. Scott, III, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Union Bank & Trust Company, as Trustee under a certain Trust Indenture, dated as of August 1, 1984, with the Alabama Housing Finance Authority, Mortgagee or Transferee of Mortgagee

By R. S. Scott
Romaine S. Scott, III, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

R. S. Scott
Romaine S. Scott, III, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Mary Winston Donworth, a Notary Public in and for said State and County, hereby certify that Romaine S. Scott, III, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 22nd day of July, 1988.

Mary Winston Donworth
NOTARY PUBLIC

Instrument prepared by:
Romaine S. Scott, III
BALCH & BINGHAM
Post Office Box 306
Birmingham, Alabama 35201

GRANTEE'S ADDRESS:

Union Bank & Trust Company
c/o SouthTrust Mortgage
Corporation
P.O. Box 7344-A
Birmingham, AL 35253

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

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[Signature]
JUDGE OF PROBATE

1. Notary Fee	Foreclosure
2. Ad Valorem Tax	7.50
3. Recording Fee	1.00
4. Indexing Fee	8.50
TOTAL	