

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

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WHEREAS James B. Smith and Demetriss T. Smith, did on 17th day of July, 1978, execute a mortgage on the hereinafter described lands to Colonial Mortgage Company which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Volume 380 Page 636; and

WHEREAS, Colonial Mortgage Company did transfer and assign and convey said mortgage and the debt secured thereby and all of its right, title and interest in and to the property secured by said mortgage and hereinafter described unto Federal National National Mortgage Association as appears of record in said Probate Office in Real Volume 1666 Page 110; and

WHEREAS, in and by the terms of said mortgage, the mortgagee Federal National Mortgage Association, its successors and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the front entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: August 3, August 10 and August 17, 1988 in The Shelby County Reporter a newspaper, then and now published in the County of Shelby, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Cecil Ray Morrison, as attorney-in-fact for the mortgagors and as attorney-in-fact for said Federal National Mortgage Association, and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on September 6, 1988, and at said sale Federal National Mortgage Association was the highest bidder for the said property at and for the sum of \$49,414.01, and said property was sold to the said Federal National Mortgage Association at and for the sum aforesaid.

NOW THEREFORE, the premises considered, we, the said James B. Smith and Demetriss T. Smith by and through our attorney-in-fact, Cecil Ray Morrison, duly authorized as aforesaid, and Cecil Ray Morrison, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of \$49,414.01, to us in hand paid by the said Federal National Mortgage Association, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association, its successors and assigns the following described real estate lying and being situated in the County of Shelby State of Alabama, viz:

Lot 27, Block 4, according to the survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Webb, Crumpton et al
P.O. Box 238
Montgomery AL 36101-0238

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TO HAVE AND TO HOLD unto the said Federal National Mortgage Association, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, we James B. Smith and Demetriss T. Smith and Federal National Mortgage Association by and through our attorney-in-fact, Cecil Ray Morrison, and the said Cecil Ray Morrison, as auctioneer and person making the sale, have hereunto set our hands and seals this 6th day of September, 1988.

James B. Smith (L.S.)

BY: Cecil Ray Morrison
Attorney-In-Fact

Demetriss T. Smith (L.S.)

BY: Cecil Ray Morrison
Attorney-In-Fact

FEDERAL NATIONAL MORTGAGE ASSOCIATION (L.S.)

BY: Cecil Ray Morrison
Attorney-In-Fact

Cecil Ray Morrison
Auctioneer And Person Making
The Said Sale

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

88 SEP -6 PM 1:41

Thomas W. Shumaker, Jr.
JUDGE OF PROBATE

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, hereby certify that Cecil Ray Morrison, whose name as Attorney-in-Fact for James B. Smith and Demetriss T. Smith, and whose name as Attorney-in-Fact for Federal National Mortgage Association, and whose name as auctioneer and person making the said sale, 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 this conveyance, that he, in his capacity as such attorney-in-fact for said parties, and with full authority, executed the same voluntarily for and as their act, and that he, in his capacity as such attorney-in-fact, auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of September, 1988.

SEAL

Erline B. Mayhew
Notary Public
My Commission Expires January 11, 1989

PREPARED BY:
JAMES E. DAVIS, JR.
WEBB, CRUMPTON, MCGREGOR, SASSER, DAVIS & ALLEY
P O BOX 238
MONTGOMERY, ALABAMA, 36101-0238

1. Good Tax & Foreclosure
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00