

1554

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Lovelady _____ and spouse Margaret S. Lovelady _____, did, on to-wit, April 29, 1983 execute a mortgage to Engel Mortgage Company, Inc. now known as AmSouth Mortgage Company, Inc. which mortgage is recorded in Book 430, Page 724, et seq., 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 AmSouth Mortgage Company, Inc. 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 The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of August 10, 17 & 24, 1988; and

WHEREAS, on September 13, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and AmSouth Mortgage Company, Inc., did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the
aforementioned mortgage was the bid of the said AmSouth Mortgage Company, Inc.
 , in the amount of Sixty Three Thousand Four Hundred Thirty Two
and 49/100-----DOLLARS (\$ 63,432.49), which sum the said AmSouth Mortgage
Company, Inc. offered to credit on the
indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth
Mortgage Company, Inc.; and

5 **Page 65** WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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;

BOOK 20
NOW, THEREFORE, in consideration of the premises and of a credit of Sixty Three Thousand
Four Hundred Thirty Two and 49/100----- DOLLARS
(\$ 63,432.49), on the indebtedness secured by said mortgage, the said John M. Lovelady
and spouse, Margaret S. Lovelady
acting by and through the said AmSouth Mortgage Company, Inc.,
by W. L. Longshore, Jr., as said auctioneer and the person conducting
the said sale for the Mortgagee ~~on Transfer of Mortgage~~, and the said AmSouth Mortgage
Company, Inc., by
W. L. Longshore, Jr., as said auctioneer and the person conducting
said sale for the Mortgagee ~~on Transfer of Mortgage~~, and W. L. Longshore, Jr.,
as said auctioneer and the person conducting said sale for the Mortgagee ~~on Transfer of Mortgage~~, do
hereby grant, bargain, sell and convey unto AmSouth Mortgage Company, Inc. the following

described real estate situated in Shelby County, Alabama, to-wit:

See legal description attached hereto and made a part hereof and marked
"Exhibit A"

Longshore

TO HAVE AND TO HOLD THE above described property unto AmSouth Mortgage Company, Inc.

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.

IN WITNESS WHEREOF, the said AmSouth Mortgage Company, Inc.,
has caused this instrument to be executed by W. L. Longshore, Jr., as auctioneer and the
person conducting said sale for the Mortgagee ~~XXXXXXXXXXXXXXXXXXXX~~, and in witness whereof the said
W. L. Longshore, Jr. has executed this instrument in his/her capacity as such
auctioneer on this the 13th day of September, 19 88.

** John M. Lovelady and spouse,
Margaret S. Lovelady Mortgagors

By AmSouth Mortgage Company, Inc.
Mortgagee ~~XXXXXXXXXXXXXXXXXXXX~~

By W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee
~~XXXXXXXXXXXXXXXXXXXX~~

** AmSouth Mortgage Company, Inc.
Mortgagee ~~XXXXXXXXXXXXXXXXXXXX~~

By W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee
~~XXXXXXXXXXXXXXXXXXXX~~

** W. L. Longshore, Jr.
as Auctioneer and the person conducting said sale for the Mortgagee
~~XXXXXXXXXXXXXXXXXXXX~~

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County,
hereby certify that W. L. Longshore, Jr., whose name as Auctioneer and the person
conducting said sale for the Mortgagee ~~XXXXXXXXXXXXXXXXXXXX~~, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the
Mortgagee ~~XXXXXXXXXXXXXXXXXXXX~~, and with full authority executed this instrument voluntarily on the
day the same bears date.

Given under my hand and official seal this the 13th day of September, 19 88.

Michael S. Chambers
Notary Public

My Commission expires 8-21-89

THIS INSTRUMENT WAS PREPARED BY:
Name W. L. Longshore, Jr.
Address 1900 City Federal Building
Birmingham, Alabama 35203

"EXHIBIT A"

Lot 14, Dunnam Farms, further described as follows: Begin at the Northeast corner of Lot 13, Dunnam Farms, as recorded in Book 6, Page 39, Probate Office of Shelby County, Alabama; thence run Northerly along county road a distance of 162 feet; thence turn an angle to the left and run parallel to the North line of said Lot 13, a distance of 570 feet, more or less, (measured 575.66 feet) to the intersection with the extended West line of Lot 9, Dunnam Farms; thence turn an angle to the left and run along said extended line of Lot 9, a distance of 164 feet, more or less, (measured 160.32 feet) to the Northwest corner of Lot 9; thence turn angle of 87 degrees 54 minutes to the left a distance of 593.78 feet to the point of beginning, located in Section 28, Township 20 South, Range 3 West, Shelby County, Alabama. Also, dishwasher and wall to wall carpet.

BOOK 205 PAGE 658

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

88 SEP 22 AM 11:22

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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