

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, heretofore on to-wit: the 1st day of April, 1985, TIM D. EDMONDSON and wife, ALICE M. EDMONDSON, executed a certain mortgage on the property hereinafter described to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA, which said mortgage is recorded in Mortgage Book 022, at Page 785, in the Office of the Judge of Probate of SHELBY COUNTY, ALABAMA; and

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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA) 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 the Shelby County Reporter, a newspaper published in SHELBY COUNTY, ALABAMA, in its issues of September 7, 1988, September 14, 1988, and September 21, 1988; and

WHEREAS, on the 12th day of October, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA), as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door in COLUMBIANA, SHELBY COUNTY, ALABAMA, the property hereinafter described; and

WHEREAS, Brent Thornley was the Auctioneer who conducted said sale for the said FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA), and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of FIRST FEDERAL OF ALABAMA, F.S.B. in the amount of \$ 54,996.77, which sum of money FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA) offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to FIRST FEDERAL OF ALABAMA, F.S.B.

NOW, THEREFORE in consideration of the premises and a credit in the amount of \$ 54,996.77, on the indebtedness secured by said mortgage, the said FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA) by and through Brent Thornley as Auctioneer conducting said sale and as Attorney-in-Fact for FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA), and the said Brent Thornley as the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said FIRST FEDERAL OF ALABAMA, F.S.B. the following described property situated in the COUNTY of SHELBY, STATE OF ALABAMA, to-wit:

Maddox, Mac Laurin  
Brent Thornley  
P.O. Box - 248  
Columbiana, Ala.

BOOK 208 PAGE 927

A parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run thence in a Northerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 571.80 feet to the point of beginning; thence continue along last described course for a distance of 100 feet; thence 58 deg. 00 min. left and run in a Northwesterly direction a distance of 200 feet; thence 122 deg. 00 min. left and run in a Southerly direction a distance of 100 feet; thence 58 deg. 00 min. left and run in a Southeasterly direction a distance of 200 feet to a point on the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto FIRST FEDERAL OF ALABAMA, F.S.B., its successors and assigns, forever; 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, FIRST FEDERAL OF ALABAMA, F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA) has caused this instrument to be executed by and through Brent Thornley as Auctioneer conducting said sale, and as Attorney-in-Fact and Brent Thornley as Auctioneer conducting said sale, has hereto set his hand and seal on this the 12th day of October, 1988.

FIRST FEDERAL OF ALABAMA, F.S.B.  
(formerly FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF ALABAMA)

By: Brent Thornley  
Brent Thornley

AS AUCTIONEER AND ATTORNEY-IN-FACT.

By: Brent Thornley  
Auctioneer conducting said sale.

STATE OF ALABAMA )  
COUNTY OF Walker )

I, the undersigned authority, a Notary Public, in and for  
said County, in said State, hereby certify that

Brent Thornley,

whose name as Auctioneer, and Attorney-in-fact for FIRST FEDERAL OF ALABAMA,  
F.S.B. (formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ALABAMA), 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 said 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 12<sup>th</sup>  
day of October, 1988.

Shirley W. Peck

NOTARY PUBLIC

(SEAL)

my comm. expires:

April 20, 1990

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STATE OF ALABAMA )  
COUNTY OF Walker )

I, the undersigned authority, a Notary Public, in and for  
said County, in said State, hereby certify that

Brent Thornley,

whose name as Auctioneer 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 Auctioneer, executed  
the same voluntarily and with full authority, on the day the same bears  
date.

GIVEN under my hand and official seal, this the 12<sup>th</sup> day of  
October, 1988.

Shirley W. Peck

NOTARY PUBLIC

(SEAL)

my comm. expires:

April 20, 1990

STATE OF ALA. SHELBY )  
I CERTIFY THIS )  
INSTRUMENT WAS FILED )  
88 OCT 12 PM 11:04 )  
1. Doc. Tax \$ )  
2. Not. Fee )  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 8.50  
JUDGE OF PROBATE