

MORTGAGE FORECLOSURE DEED

956

STATE OF ALABAMA
COUNTY OF SHELBY

*Association
** and rerecorded in Book 011 Page 956

KNOW ALL MEN BY THESE PRESENTS:

Alabama limited partnership

WHEREAS James J. Barlow, wife, Shari L. Barlow and ALB, Ltd., an/ did on the 13th day of November, 1984, execute a mortgage to Guaranty Federal Savings and Loan *, which mortgage is recorded in Mortgage Book 010 Page 15 **, in the Office of the Judge of Probate of Shelby County, Alabama; and ultimately transferred and assigned to Mid-States Mortgage Corporation by instrument recorded in Book 33, Page 386 and rerecorded in Liber 36 Page 67 in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

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 in Shelby County, Alabama, in its issues of September 7, 1988, September 14, 1988 and September 21, 1988; and

WHEREAS, on October 13, 1988 the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

did offer for sale and did sell at public outcry, in front of the Court House door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

in the amount of Sixty-nine Thousand Three Hundred Twenty-five and 54/100 ----- (\$69,325.54) ----- Dollars, which sum the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Sixty-nine Thousand Three Hundred Twenty-five and 54/100 ----- (\$69,325.54) ----- Dollars, on the indebtedness secured by said mortgage, the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee

by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

This instrument was prepared by
W. A. JENKINS, JR., Attorney
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

said sale does hereby grant, bargain, sell and convey unto the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee the following described property situated in Shelby County, Alabama, to-wit:

Lot 17, Block 1, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

Chattel Items: Wall to wall carpeting, dishwasher and kitchen range

TO HAVE AND TO HOLD the above described property unto the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee 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, the said Sterling Savings & Loan Association f/k/a Mid-States Mortgage Corporation, transferee by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these presents to be executed on this the 13th day of October, 1988.

STERLING SAVINGS & LOAN ASSOCIATION
f/k/a MID-STATES MORTGAGE CORPORATION
Transferee

By W. A. Jenkins, Jr.
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer and Agent for Sterling Savings & Loan Association, f/k/a Mid-States Mortgage Corporation, transferee 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 Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of October, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 13 PM 2:00

Judge of Probate

Notary Public

My Commission Expires April 17, 1991

1. Doc. Tax
2. Mtg. Tax
3. Recording Fee
4. Indexing Fee
TOTAL

Three closure
500
100
600