

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
COUNTY OF Shelby       )

Raymond R. Riha  
BBMC# 180532

KNOW ALL MEN BY THESE PRESENTS: That, Raymond R. Riha, a married man did, on to-wit, the 31st day of March, 1986, execute a mortgage to National Heritage Mortgage Corporation, which mortgage is recorded in Real Record 067, Page 316 and re-recorded in Real Record 069, Page 673 which said mortgage was duly transferred and assigned to Mortgage Corporation of the South by instrument recorded in Real Record 072, Page 147 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 BancBoston Mortgage Corporation (formerly Mortgage Corporation of the South) 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 October 5, 12, 19, 1988; and

WHEREAS, on the 27th day of October, 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 BancBoston Mortgage Corporation 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 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 BancBoston Mortgage Corporation, in the amount of Forty Six Thousand Three Hundred Twenty Five and no/100 Dollars (\$46,325.00), which sum the said BancBoston Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BancBoston Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 Forty Six Thousand Three Hundred Twenty Five and no/100 Dollars (\$46,325.00), cash, the said Raymond R. Riha, a married man, acting by and through the said BancBoston Mortgage Corporation, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BancBoston Mortgage Corporation, by MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BancBoston Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Block 4, according to a Resurvey of Block 4 of a Resurvey of Breckenridge Park, as recorded in Map Book 9, page 150, in the Probate Office of Shelby County, Alabama. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

The following described personalty shall be considered as real property and a part of the security herein, to-wit: Range/Oven, Refrigerator, Dishwasher, and Wall-to Wall Carpets.

TO HAVE AND TO HOLD THE above described property unto BancBoston Mortgage Corporation, 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 BancBoston Mortgage Corporation, has caused this instrument to be executed by MARK A. PICKENS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MARK A. PICKENS, has executed this instrument in his capacity as such auctioneer on this the 27th day of October, 1988.

Raymond R. Riha, a married man  
Mortgagor

By BancBoston Mortgage Corporation  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee or Transferee of  
Mortgagee

BancBoston Mortgage Corporation  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee

BOOK  
211 PAGE 111

STATE OF ALA. SHELTON  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 OCT 27 PM 3:36

Thomas A. Shumaker, Jr.  
JUDGE OF PROBATE

500

100

600

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Theresa V. Merchant, a Notary Public in and for said State and County, hereby certify that MARK A. PICKENS, 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 27th day of October, 1988.

Theresa V. Merchant

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 28, 1992

GRANTEE'S ADDRESS

Post Office Box 44090

Jacksonville, Florida 32231

Instrument prepared by:  
MARK A. PICKENS  
SHAPIRO & PICKENS  
Post Office Box 59372  
Birmingham, Alabama 35259