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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF Shelby

W. Mitchell Herring  
ALT# 09-54-08711

KNOW ALL MEN BY THESE PRESENTS: That Willie Mitchell Herring and wife, Denise Ann Herring did, on to-wit, the 24th day of August, 1979, execute a mortgage to United Federal Savings and Loan Association, which mortgage is recorded in Book 395, Page 443 which said mortgage was duly transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 50, Page 262 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 Federal National Mortgage Association 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 Shelby County, Alabama, in its issues of October 19, 26, November 2, 1988; and

WHEREAS, on 8th day of November, 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 Federal National Mortgage Association 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 Michael D. McGlothlin, and wife, Mary L. McGlothlin, in the amount of Fifty-Five Thousand One Hundred Thirty-six and 03/100 Dollars (\$55,136.03), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Michael D. + Mary L. McGlothlin, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the 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;

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Fifty-Five Thousand One Hundred Thirty-six and 03/100 Dollars (\$55,136.03)  
NOW, THEREFORE, in consideration of the premises and of Fifty-Five Thousand One Hundred Thirty-six and 03/100 Dollars (\$55,136.03), cash, the said Willie Mitchell Herring and wife, Denise Ann Herring, acting by and through the said Federal National Mortgage Association, by DEE BRADLEY, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, by DEE BRADLEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and DEE BRADLEY, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Michael D. McGlothlin, + wife, Mary L. McGlothlin, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 3, according to the resurvey of Fernwood Third Sector, as recorded in Map Book 7, page 80, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Michael D. McGlothlin, + wife, Mary L. McGlothlin, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due. Subject to the statutory rights of redemption of the Internal Revenue Service.

9/8 Ida Rich  
1446 King James St  
#28  
Alabaster, AL

IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by DEE BRADLEYS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said DEE BRADLEY, has executed this instrument in his capacity as such auctioneer on this the 8th day of November, 1988.

Willie Mitchell Herring and wife,  
Denise Ann Herring  
Mortgagors

By Federal National Mortgage  
Association  
Mortgagee or Transferee of  
Mortgagee

By Dee Bradley  
DEE BRADLEY, as Auctioneer and the  
person conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

Federal National Mortgage  
Association  
Mortgagee or Transferee of  
Mortgagee

By Dee Bradley  
DEE BRADLEY, as Auctioneer and the  
person conducting said sale for the  
Mortgagee or Transferee of  
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person conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Theresa V. Merchant, a Notary Public in and for said State and County, hereby certify that DEE BRADLEY, 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 8th day of November, 1988.

Theresa V. Merchant  
NOTARY PUBLIC

MY COMMISSION EXPIRES, MAY 23, 1992

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

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 NOV -8 PM 2:23

Thomas R. Sherrill, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 52.50  
2. Notary Fee  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 61.50

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