

This instrument was prepared by:

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Spain, Gillon, Tate, Grooms & Blan
Address: 2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, April 8, 1983, William V. Lee II and wife Bonita L. Lee executed a certain mortgage on the property hereinafter described to First Southern Federal Savings and Loan Association of Mobile as recorded in Book 429, Page 660 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to AmSouth Bank, National Association, as Trustee under a certain Trust Indenture, dated as of November 1, 1982, with Alabama Housing Finance Authority by instrument recorded in Book 51, Page 255 in the aforesaid Probate Office.

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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said AmSouth Bank, National Association as Trustee under a certain Trust Indenture, dated as of November 1, 1982, with Alabama Housing Finance Authority 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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 5, October 12 and October 19, 1988 and

WHEREAS, on November 9, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and AmSouth Bank, National Association as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

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WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said AmSouth Bank, National Association, is Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority, and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority in the amount of Seventy-seven Thousand Five Hundred Forty-five and 97/100 Dollars (\$77,545.97), which sum of money AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority offered to credit on the indebtedness secured by said mortgage, the said AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority the following described property situated in Shelby County, Alabama, to-wit:

Lot A, Block 7, according to the Survey of Riverwood, Second Sector, as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106's interest in the common area as set forth in the Declarations recorded in Misc. Vol. 39, Page 880.

TO HAVE AND TO HOLD the above described property to AmSouth Bank, National Association as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority, 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, AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority has caused this instrument to be executed by and through Matthew A. Dinicholas as Auctioneer conducting said sale, and as Attorney in Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale has hereto set his hand and seal on this the 9th day of November, 1988.

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

88 NOV -9 PM 12:44

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY

Matthew A. Dinicholas
Matthew A. Dinicholas
as Auctioneer and Attorney in Fact

RECORDING FEES
Recording Fee \$5.00 Foreclosure
Index Fee 1.00
TOTAL 6.00

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Matthew A. Dinicholas whose name as Auctioneer and Attorney in Fact for AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated as of November 1, 1982 with Alabama Housing Finance Authority 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 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 9th day of November, 1988.

Robert A. Simard
Notary Public