

THIS INSTRUMENT PREPARED BY:  
HILL & WEATHINGTON, P.C.  
819 Parkway Drive, S.E.  
Leeds, Alabama 35094

1054

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Anthony Wayne Blackburn and wife, Judy Annise Blackburn, did, on to-wit: January 14, 1987, execute a mortgage to William M. Young and Doris Young, which mortgage is recorded in Volume 110, page 70, 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 William M. Young and Doris Young 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 the City of Columbiana, Shelby County, Alabama, in its issues of October 26, 1988, November 2, 1988 and November 9, 1988; and

WHEREAS, on November 16, 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 William M. Young and Doris Young did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 the said William M. Young & Doris Young, in the amount of Twelve Thousand Four Hundred Sixty One and 40/100 Dollars (\$12,461.40), which sum the said William M. Young & Doris Young offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said William M. Young & Doris Young; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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 of the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of a credit of Twelve Thousand Four Hundred Sixty One and 40/100 Dollars (\$12,461.40), on the indebtedness secured by said mortgage, the said Anthony Wayne Blackburn and wife, Judy Annise Blackburn, acting by and through the said William M. Young and Doris Young, by James E. Hill, Jr., as said auctioneer and the person conducting the said sale for the mortgagee or transferee of mortgagee, do hereby grant, bargain, sell and convey unto William M. Young & Doris Young the following described real estate situated in Shelby County, Alabama, to-wit:

After going Westerly at the intersection of the Southerly line of Highway No. 25 with the Easterly line of the NW1/4 of NE1/4 of Section 14, Township 18 South, Range 1 East for 241 feet; begin at this point and proceed Westerly 80 feet; thence to the South for 72 feet to the intersection with a fence line; thence Easterly for 80 feet; thence Northerly and parallel to West line to the intersection of the North line on said Highway No. 25 for 72 feet to the point of beginning.

BOOK 213 PAGE 970

TO HAVE AND TO HOLD the above described property unto William M. Young & Doris Young, 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.

IN WITNESS WHEREOF, the said William M. Young and Doris Young has caused this instrument to be executed by James E. Hill, Jr., as auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, and in witness whereof of the said James E. Hill, Jr. has executed this instrument in his capacity as such auctioneer on this the 16 day of November, 1988.

Anthony Wayne Blackburn and wife,  
Judy Annise Blackburn,  
Mortgagors

By: William M. Young and Doris  
Young  
Mortgagees

By [Signature]  
As Auctioneer and the person  
conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

BOOK 213 PAGE 971

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James E. Hill, Jr., 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 the same bears date.

Given under my hand and official seal this 16 day of November, 1988.

[Signature]  
Notary Public

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 NOV 16 PM 1:34

[Signature]  
JUDGE OF PROBATE

1. Deed Tax \$  
2. Mtg Tax Foreclosure  
3. Recording Fee 500  
4. Indexing Fee 100  
TOTAL 600