

748

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS THAT:

SHELBY COUNTY)

WHEREAS, on to-wit, the 14th day of October, 1987, Darden Development Co., Inc., executed a certain mortgage to Alabama Federal Savings and Loan Association, now known as Secor Bank, Federal Savings Bank, to secure the indebtedness therein mentioned, said mortgage being duly recorded at Book 155, Page 607 in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, Secor Bank, Federal Savings Bank, is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in payment of the indebtedness secured by said mortgage, and the said Secor Bank, Federal Savings Bank, as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under power contained in the said mortgage, the undersigned Madison W. O'Kelley, Jr., as Auctioneer, Agent and Attorney in Fact for the said Secor Bank, Federal Savings Bank, advertised the said property described in said mortgage herein mentioned, for sale by advertisement in the Shelby County Reporter, a newspaper published in Columbiana, in Shelby County, Alabama, in accordance with the terms and tenor of the said mortgage; said notice appearing in said newspaper once a week for three (3) consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash, at Columbiana, Alabama, on the 5th day of December, 1988, during the legal hours of sale, in front of the Main Street entrance of the Shelby County Courthouse, in Columbiana, Alabama, and the same was then and there purchased by Secor Bank, Federal Savings Bank, for the sum of Fifty Five Thousand Six Hundred Fifty Three and 64/100 Dollars (\$55,653.64), which said amount is the last, best and highest bid therefor.

NOW THEREFORE, in consideration of the sum of Fifty Five Thousand Six Hundred Fifty Three and 64/100 Dollars (\$55,653.64), and in consideration of the premises, and the law in such cases made and provided, I, the said Madison W. O'Kelley, Jr., as such Auctioneer, Agent and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Secor Bank, Federal Savings Bank, and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

Lot 2734, according to the survey of Riverchase Country Club Twenty-seventh Addition Residential Subdivision, as

SECOR Bank, Federal Savings Bank
Corporate Office
Park Drive
2007

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recorded in Map Book 11, Page 56, in the office of the
Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD all of the above described and
granted premises unto the said Secor Bank, Federal Savings Bank
it's successors and assigns 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 TESTIMONY WHEREOF, the said Darden Development Co.,
Inc., Mortgagor, by the said Secor Bank, Federal Savings Bank, as
Mortgagee, by Madison W. O'Kelley, Jr., as Auctioneer, Agent and
Attorney in Fact for the said Secor Bank, Federal Savings Bank,
caused these presents to be executed on this the 5th day of
December, 1988.

Madison W. O'Kelley Jr.

Madison W. O'Kelley, Jr.
As Auctioneer, Agent and Attorney
in Fact for Secor Bank,
Federal Saving Bank, Owner and
Holder of said mortgage

Darden Development Co., Inc.

By: Secor Bank, Federal Savings
Bank, Mortgagee

By: *Madison W. O'Kelley Jr.*

Madison W. O'Kelley, Jr.
Agent and Attorney in Fact
for Secor Bank, Federal
Savings Bank


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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Madison W. O'Kelley, Jr., whose name as Auctioneer, Agent and Attorney in Fact for Secor Bank, Federal Savings Bank, owner and holder of said mortgage, 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of December, 1988.


Notary Public

CERTIFICATE OF MORTGAGEE

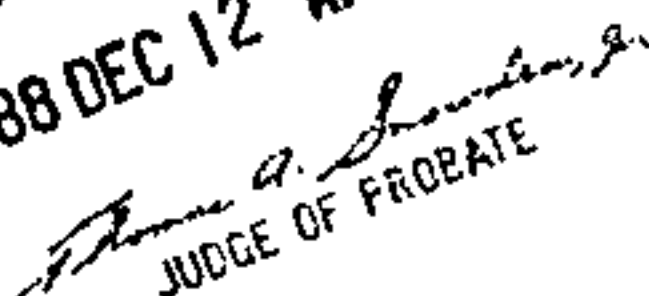
I, the undersigned, Secretary to Secor Bank, Federal Savings Bank, hereby certify that Madison W. O'Kelley, Jr., was duly appointed and directed to act as Auctioneer, Agent and Attorney in Fact on the foreclosure of the within described mortgage; and was duly authorized and directed to act as Auctioneer in making the foreclosure sale and execution of the within foreclosure deed.


Dated this the 5th day of December, 1988.


Deborah Partridge

STATE OF ALA. SHELST
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 12 AM 9:34


JUDGE OF PROBATE

1. Debt Tax	
2. Mtg Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	8.50