

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: July 9, 1985, Luther L. Lutz, wife Tammy R. Lutz and ALB, Ltd., an Alabama Limited Partnership, Mortgagors, executed a certain mortgage to Guaranty Federal Savings and Loan Association, a corporation, said mortgage being recorded in Book 034, Page 969, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on July 22, 1985, the said Guaranty Federal Savings and Loan Association, a corporation, transferred and assigned said mortgage and the debt thereby secured to City Federal Savings & Loan Association, a corporation, as transferee, said transfer being recorded in Book 038, Page 848, aforesaid records, and City Federal Savings & Loan Association, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said City Federal Savings & Loan Association, as transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 19, 26 & November 2, 1988; and

WHEREAS, on December 1, 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 the said City Federal Savings & Loan Association, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said City Federal Savings & Loan Association, as transferee, in the amount of Fifty Seven Thousand Eight Hundred Three and 93/100 Dollars (\$57,803.93) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said City Federal Savings & Loan Association; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said City Federal Savings & Loan Association; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Fifty Seven Thousand Eight Hundred Three and 93/100 Dollars (\$57,803.93), Luther L. Lutz, wife Tammy R. Lutz and ALB, Ltd., an Alabama Limited Partnership, Mortgagors, by and through the said City Federal Savings & Loan Association, as transferee, do grant, bargain, sell and convey unto the said City Federal Savings & Loan Association, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

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LONGSHORE, EVANS & LONGSHORE  
1900 CITY FEDERAL BUILDING  
BIRMINGHAM, ALABAMA 35203

BOOK 217 PAGE 809

Lot 20, Block 4, according to the Map of Bermuda Hills, Second Sector, Second Addition as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama. Also including wall-to-wall carpeting, dishwasher, vent fan and kitchen range.

TO HAVE AND TO HOLD, the above described property unto the said City Federal Savings & Loan Association, its 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 WITNESS WHEREOF, the said Luther L. Lutz, wife Tammy R. Lutz and ALB, Ltd., an Alabama Limited Partnership, Mortgagors, by the said City Federal Savings & Loan Association, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 1st day of December, 1988.

LUTHER L. LUTZ, WIFE TAMMY R. LUTZ  
AND ALB, LTD., AN ALABAMA  
LIMITED PARTNERSHIP  
MORTGAGORS

By: CITY FEDERAL SAVINGS & LOAN  
ASSOCIATION  
AS TRANSFEREE

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

By: *W. L. Longshore, Jr.*  
W. L. Longshore, Jr.,  
Auctioneer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said City Federal Savings & Loan Association, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 1988.

*Michael L. Chambers*  
NOTARY PUBLIC  
My Commission Expires: 8-21-89

THIS INSTRUMENT PREPARED BY:  
W. L. Longshore, Jr.  
Longshore, Evans & Longshore  
1900 City Federal Building  
Birmingham, Alabama 35203

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STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED  
88 DEC 14 AM 11:36

JUDGE OF PROBATE