

STATE OF ALABAMA
COUNTY OF MONTGOMERY

This instrument prepared by
Jack M. Purser, Jr.
Attorney in Charge
Office of the General Counsel
United States Department of Agriculture
Room 827, Aronov Building
474 South Court Street
Montgomery, Alabama 36104

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DEED OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that:

THIS INDENTURE, made and entered into this 4th day of January, 19 89, by and between THE UNITED STATES OF AMERICA, acting by and through the Farmers Home Administration, United States Department of Agriculture, GRANTOR and MORTGAGEE, under the terms of the mortgage given by STEVE L. ROBERSON AND WIFE CATHERINE ROBERSON, MORTGAGOR, hereinafter whether or not singular or plural, and the UNITED STATES OF AMERICA, GRANTEE, as the maker of the highest and best bid at that foreclosure sale held under the terms of the mortgage,

WITNESSETH, that,

WHEREAS on September 23, 1977, Steve L. Roberson and wife Catherine Roberson, as mortgagor, executed and delivered to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as mortgagee, a mortgage on certain real property recorded in Book 369, at Pages 718-721 and Book 370, at pages 765-768, in the Office of the Judge of Probate of Shelby County, Alabama to secure the payment of the indebtedness therein described to the mortgagee; and

WHEREAS in said mortgage, should default be made in the payment of any installment due under any promissory note or any extension or renewal therefore of, or agreement supplementary thereto, secured by said mortgage, or should the mortgagor fail to keep any covenant, condition or agreement contained in said mortgage, the mortgagee was authorized and empowered to declare the entire indebtedness secured by the mortgage due and payable and to foreclose said mortgage; and

WHEREAS in said mortgage, the mortgagee was authorized and empowered, in case of default, to sell the real property taken as security for said indebtedness, in compliance with the power of sale provision contained in said mortgage and the laws of the State of Alabama; and

WHEREAS the mortgagor is in default according to the terms and provisions of the said mortgage and the mortgagee has accelerated the payment of the said indebtedness declaring all of said indebtedness to be due and payable; and

WHEREAS the United States of America has caused a Notice of Foreclosure Sale to be published once a week for three successive weeks preceding the date of foreclosure sale in The Shelby County Reporter, a newspaper of general circulation

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J.H.A.

published in Shelby County, Alabama which notice stated the time, place and terms of sale; and

WHEREAS the United States of America has proceeded to sell real property described in said mortgage before the courthouse door in Shelby County, Alabama, during the legal hours of sale on the 7th day of December, 1988 at public outcry at the hour of 1:00 PM to the highest bidder for cash; and

WHEREAS at said sale the last, best and highest bid for the described property in the aforementioned mortgage was the bid in the amount of Twenty Five Thousand One Hundred Thirty Three and 37/100 Dollars and No Cents (\$ 25,133.37) made by United States of America;

NOW, THEREFORE in consideration of the premises and the sum of \$ 25,133.37, the grantor and mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto the United States of America, and its assigns, the following described properties situated in Shelby County, Alabama to wit:

TRACT C:

Commence at the S.E. corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East and run Northerly along the east line thereof 76.62 feet; thence turn left 28 deg. 30 min. and run northwesterly 1518.66 feet; thence turn right 115 deg. 16 min. 30 sec. and run easterly 26.33 feet to a point on the northeasterly right of way line of Chancellor Ferry Road and the point of beginning; thence turn left 115 deg. 06 min. to said Right of Way line and run northwesterly 82.82 feet; thence turn right 115 deg. 06 min. and run easterly 235.13 feet; thence turn right 90 deg. 00 sec. and run southerly 75.00 feet; thence turn right 90 deg. 00 sec. and run westerly 200.00 feet to the point of beginning. Containing 16,317 square feet, more or less.

TO HAVE AND TO HOLD the above described property unto grantee herein and its assigns, forever, subject to the statutory right of redemption as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the United States of America has caused this conveyance to be executed by its duly authorized representative, the State Director for Alabama, Farmers Home Administration, the United States Department of Agriculture pursuant to the authority contained in Title VII, Code of Federal Regulations, Part 1800 and Section 35-10-1 of Code of Alabama, 1975, et seq., as amended.

UNITED STATES OF AMERICA
GRANTOR and MORTGAGEE

By:

DALE N. RICHEY
State Director for Alabama
Farmers Home Administration
United States Department of Agriculture

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ACKNOWLEDGMENT

I, Sherrie S. Perdue, a Notary Public in and for said County in said State, hereby certify that Dale N. Richey, whose name as State Director, Alabama, of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director, Alabama, of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of January, 1989.

Sherrie S. Perdue
Notary Public

(NOTARIAL SEAL)

My commission expires: 10-14-91

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -6 PM 1:49

Thomas M. [Signature]
JUDGE OF PROBATE

1. Doc. Tax \$ Foreclosure
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50