

1241

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS THAT:

SHELBY COUNTY)

WHEREAS, on to-wit, the 26th day of August, 1988, Jerry D. Washington Construction Company, Incorporated, executed a certain mortgage to Alabama Federal Savings and Loan Association of Birmingham, now known as Secor Bank, Federal Savings Bank, to secure the indebtedness therein mentioned, said mortgage being duly recorded at Book 202, Page 859 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 11th day of January, 1989, 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 Two Thousand, Nine Hundred Sixty Two and 73/100 Dollars (\$52,962.73), which said amount is the last, best and highest bid therefor.

NOW THEREFORE, in consideration of the sum of Fifty Two Thousand, Nine Hundred Sixty Two and 73/100 Dollars (\$52,962.73), 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:

Secor Bank
Shane White
110 Office Park Dr
Birmingham, AL

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Lot 7, according to the Map and Survey of King's Meadow, 1st Sector, as recorded in Map Book 9, Page 167 and as amended in Map Book 10, Page 12, in the Probate Office 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 Jerry D. Washington Construction Company, Incorporated, 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 11th day of January, 1989.

Madison W. O'Kelley, Jr.

Madison W. O'Kelley, Jr.
As Auctioneer, Agent and Attorney
in Fact for Alabama Federal
Savings and Loan Association,
Owner and Holder of said
mortgage

Jerry D. Washington Construction
Company, Incorporated, Mortgagor

By: Secor Bank, Federal Savings
Bank, Mortgagee

Madison W. O'Kelley, Jr.

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

STATE OF ALABAMA)

SHELBY 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, a corporation, 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 11th day of January, 1989.

Sharon D. Harris
Notary Public

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

89 JAN 18 AM 10:28

Thomas W. Harrison, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		<u>Foreclosure</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>