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This instrument was prepared by: Watson & Johnson
Attorneys at Law, P. O. Box 987
Alabaster, Alabama 35007

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That whereas, heretofore, on, 'to-wit, July 22, 1987, DONALD CRUMPTON and wife, REBECCA CRUMPTON, executed a certain mortgage on property hereinafter described to FIRST ALABAMA BANK OF TALLADEGA, which said mortgage is recorded in Mortgage Book 143, Page 636, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said FIRST ALABAMA BANK OF TALLADEGA did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of

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September 7th, 14th and 21st, 1988, to be held on September 30, 1988; and

WHEREAS, on September 30, 1988, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and FIRST ALABAMA BANK OF TALLADEGA did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joel C. Watson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Alabama Bank of Talladega and whereas the said First Alabama Bank of Talladega was the highest bidder and best bidder, in the amount of Five Thousand Two Hundred Forty-nine and 09/100 -----Dollars (\$5,249.09) on the indebtedness secured by said mortgage, the said First Alabama Bank of Talladega, by and through Joel C. Watson, as auctioneer conducting said sale, and as Attorney-in-Fact for First Alabama Bank of Talladega, mortgagee, and Donald Crumpton and Rebecca Crumpton, by and through Joel C. Watson, as auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said FIRST ALABAMA BANK OF TALLADEGA the following described property situated in Shelby County, Alabama:

Beginning at a point on the North line of Section 13, Township 21 South, Range 1 East, which point is 1910 feet, more or less, West of the Northeast corner of said Section 13, said point being on the shore line of Lay Lake on the Easterly side of a peninsula; thence run Southerly, Westerly, and Northerly along said shore line to the North line of said Section 13; thence run East along the North line of said Section 13 to the point of beginning; being situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FIRST ALABAMA BANK OF TALLADEGA, its successors and assigns forever, subject, however, to the statutory rights of redemption from said

foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, First Alabama Bank of Talladega, as Mortgagee, and Donald Crumpton and Rebecca Crumpton, have caused this instrument to be executed by and through Joel C. Watson, as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Joel C. Watson, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 11th day of October, 1988.

DONALD CRUMPTON

By

Joel C. Watson
Auctioneer and Attorney-in-Fact

FIRST ALABAMA BANK OF TALLADEGA
Mortgagee

By

Joel C. Watson
Auctioneer and Attorney-in-Fact

REBECCA CRUMPTON

By

Joel C. Watson
Auctioneer and Attorney-in-Fact

Joel C. Watson
Auctioneer conducting said sale

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Joel C. Watson, whose name as Auctioneer and Attorney-in-Fact for First Alabama Bank of Talladega, Mortgagee; and Donald Crumpton and wife, Rebecca Crumpton 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 Attorney-in-Fact, in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 1988.

Eugene D. Mooney
Notary Public



STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, do hereby certify that Joel C. Watson, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 1988.

Eva D. Mooney
Notary Public

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

89 JAN 18 AM 10:32

Thomas H. Lawrence, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ <u>Foreclosure</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

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