

This instrument prepared by:
Jerry E. Held, Esquire
SIROTE, PERMUTT, MCDERMOTT, SLEPIAN,
FRIEND, FRIEDMAN, HELD & APOLINSKY, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
BarclaysAmerican/Financial
P. O. Box 59662
Birmingham, Al. 35259-9662

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 12th day of

July, 19 85, Clifton D. Osburn and wife, Glenda

J. Osburn, executed a certain mortgage on real
property hereinafter described to Citicorp Homeowners, Inc.,

which said mortgage
was recorded in the Office of the Judge of Probate of

Shelby County, Alabama, in Book 34,
Page 609; and which said mortgage was subsequently transferred and

assigned to BarclaysAmerican/Financial, Inc., now known as Barclays by
American/Financial of Alabama, Inc.
instrument recorded in the aforesaid Probate Office in Book 226

Page 987; and

WHEREAS, in and by said mortgage, the Mortgagee was author-
ized and empowered in case of default in the payment of the indebtedness
secured thereby, 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
County by publication once a week for three (3) 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 Mort-
gagee may bid at the sale and purchase said property if the highest
bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said BarclaysAmerican/Financial
of Alabama, Inc. 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 1, 8, 15, 1989; and

WHEREAS, on April 3, 1989, 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 BarclaysAmerican/Financial of Alabama, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said BarclaysAmerican/Financial of Alabama, Inc.;

and

WHEREAS, BarclaysAmerican/Financial of Alabama, Inc. was the highest bidder and best bidder in the

amount of Twenty Thousand Seven Dollars 57/100 (\$ 20,007.57) on the indebtedness secured by said mortgage, the said BarclaysAmerican/Financial of Alabama, Inc.

by and through James D. Campbell as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, BarclaysAmerican/Financial of Alabama, Inc.

does hereby grant, bargain, sell and convey unto BarclaysAmerican/Financial of Alabama, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Lot 19, according to Survey of Ivanhoe, as recorded in Map Book 6, page 58, and amended Map of Ivanhoe, as recorded in Map Book 6, page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
BarclaysAmerican/Financial of Alabama, Inc., its/
his successors/heirs 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 in the
State of Alabama.

IN WITNESS WHEREOF, BarclaysAmerican/Financial
of Alabama, Inc., Mortgagee, has/have caused this
instrument to be executed by and through James D. Campbell,
as auctioneer conducting said sale and as attorney-in-fact for
said Mortgagee, and said James D. Campbell, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 3rd day of April,
19 89.

BOOK 232 PAGE 946

BARCLAYSAMERICAN/FINANCIAL OF ALABAMA, INC.
(MORTGAGEE)

By: [Signature]
Auctioneer and Attorney-In-Fact
James D. Campbell
Auctioneer Conducting Said Sale
James D. Campbell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that James D. Campbell,
whose name as auctioneer and attorney-in-fact for BarclaysAmerican/
Financial of Alabama, Inc., Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
on this the 3rd day of April, 19 89.

[Signature]
Notary Public

I CERTIFY THAT MY COMMISSION EXPIRES: 10-01-90

JEH: shc

89 APR -3 PM 12:03

[Signature]
JUDGE OF PROBATE

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