

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Deborah L. Cashion
GAI# 900145

KNOW ALL MEN BY THESE PRESENTS: That, Deborah L. Cashion, a single woman did, on to-wit, the 16th day of September, 1987, execute a mortgage to Gulf American, Inc., which mortgage is recorded in Book 151, Page 754 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Gulf American, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 15, 22, 29, 1989; and

WHEREAS, on the 7th day of April, 1989, 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 Gulf American, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Gulf American, Inc., in the amount of Forty Four Thousand Nine Hundred Eighty One and 72/100 Dollars (\$44,981.72), which sum the said Gulf American, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Gulf American, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

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NOW, THEREFORE, in consideration of the premises and of Forty Four Thousand Nine Hundred Eighty One and 72/100 Dollars (\$44,981.72), cash, the said Deborah L. Cashion, a single woman, acting by and through the said Gulf American, Inc., by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Gulf American, Inc., by MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Gulf American, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real 65, page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhomes, as recorded in Real 63, page 634, in said Probate Office; being situated in Shelby County, Alabama.

This mortgage includes range/oven, dishwasher, vent fan, wall to wall carpet, disposal, refrigerator and range hood attached or used in connection with the premises.

SEE EXHIBIT "A" MORTGAGE RIDER ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Shapiro, Pickens

TO HAVE AND TO HOLD THE above described property unto Gulf American, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Gulf American, Inc., has caused this instrument to be executed by MARK A. PICKENS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said MARK A. PICKENS, has executed this instrument in his capacity as such auctioneer on this the 7th day of April, 1989.

1. Dead Tax
2. Mig. Tax *Structure*
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600

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

89 APR -7 PM 1:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deborah L. Cashion, a single woman
Mortgagor

By Gulf American, Inc.
Mortgagee or Transferee of
Mortgagee

By *Mark A. Pickens*
MARK A. PICKENS, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of
Mortgagee or Transferee of
Mortgagee

Gulf American, Inc.
Mortgagee or Transferee of
Mortgagee

By *Mark A. Pickens*
MARK A. PICKENS, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of
Mortgagee

By *Mark A. Pickens*
MARK A. PICKENS, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Theresa V. Merchant, a Notary Public in and for said State and County, hereby certify that MARK A. PICKENS, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 7th day of April, 1989.

Theresa V. Merchant
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 22, 1992
GRANTEE'S ADDRESS
Post Office Box 4406
Houston, Texas 77210

Instrument prepared by:
MARK A. PICKENS
SHAPIRO & PICKENS
Post Office Box 59372
Birmingham, Alabama 35259