

STATE OF ALABAMA)
SHELBY COUNTY)

653

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 8, 1988, Jerry D. Washington Construction Company, Incorporated, Mortgagor, executed a certain mortgage ("Mortgage") to Altus Mortgage Corp., said Mortgage being recorded at Real Book 179, Page 914 in the records of the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on April 6, 1988, the said Altus Mortgage Corp. transferred and assigned the Mortgage and the debt thereby secured to Altus Bank, as transferee, said transfer being recorded in Book 179, Page 917, aforesaid records, and the said Altus Bank is now the holder and owner of the Mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and Altus Bank as transferee did declare all of the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of March 1, 8 and 15, 1989; and

WHEREAS, on March 31, 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 Altus Bank as transferee did offer for sale and sell at public outcry, in front of the main Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Altus Bank ("Grantee"), in the amount of \$61,760.00, which sum was offered to be credited on the indebtedness secured by the Mortgage and said property was thereupon sold to the Grantee; and

WHEREAS, Deborah N. Muth conducted said sale on behalf of the transferee; and

WHEREAS, the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of \$61,760.00, the purchase price, Jerry D. Washington Construction Company, Incorporated, Mortgagor, by and through Altus Bank as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama to-wit:

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HASKELL SLAUGHTER & YOUNG

PROFESSIONAL ASSOCIATION

800 FIRST NATIONAL - SOUTHERN NATURAL BUILDING

BIRMINGHAM, ALABAMA 352

Lot 11, according to the Map and Survey of King's Meadow, 2nd Sector, as recorded in Map Book 9 page 168 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the Grantee, its 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 WITNESS WHEREOF, the said Jerry D. Washington Construction Company, Incorporated, Mortgagor, by Altus Bank as transferee, by Deborah N. Muth, as auctioneer conducting said sale caused these presents to be executed on this the 10th day of April, 1989.

Jerry D. Washington Company, Incorporated
as Mortgagors

By: Altus Bank as Transferee

By: Deborah N. Muth
Deborah N. Muth
as Auctioneer

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

89 APR 12 PM 1:03

William G. Snowden, Jr.
JUDGE OF PROBATE

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STATE OF ALABAMA)
SHELBY COUNTY)

1. Local Tax	<u>8.00</u>
2. Notary Fee	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>8.00</u>

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Deborah N. Muth, whose name as auctioneer for Altus Bank astranferee 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 this conveyance, she in her capacity as such auctioneer executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 1989.

Juanita Carol Wittig
Notary Public

My Commission Expires: 11-4-89

[NOTARIAL SEAL]