

1821

This instrument was prepared by:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 2nd Avenue North
Birmingham, AL 35203

State of Alabama:

MORTGAGE FORECLOSURE DEED

County of Shelby :

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, January 23, 1978, Raymond J. Rowell and wife, Mildred C. Rowell, executed a mortgage on the property hereinafter described to Churchill Mortgage Corporation as recorded in Book 373, Page 930 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 24, Page 491 in the aforesaid Probate Office.

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 Court 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 purchase at said sale; and it was further provided in any 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 Federal National Mortgage Association did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 1, March 8, March 15 and March 29, 1989; and

WHEREAS, on April 25, 1989, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Federal National Mortgage Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and


WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal National Mortgage Association in the amount of Forty Thousand and no/100 Dollars (\$40,000.00), which sum of money Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and the said Federal National Mortgage Association by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Federal National Mortgage Association and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Shelby Resources, Inc. the following described property situated in Shelby County, Alabama, to-wit:

BOOK 235 PAGE 777
SHELBY Resources, Inc.
P.O. Box 419
Pelham, AL 35124-0419

Lot 20, 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.

TO HAVE AND TO HOLD the above described property to Shelby Resources, Inc., 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, Federal National Mortgage Association, has caused this instrument to be executed by and through Matthew A. Dinicholas as Auctioneer conducting said sale, and as Attorney in Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale has hereto set his hand and seal on this the 25th day of April, 1989.


Matthew A. Dinicholas
As Auctioneer and Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Matthew A. Dinicholas whose name as Auctioneer and Attorney in Fact for Federal National Mortgage Association is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, in his capacity as said Auctioneer and Attorney 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 25th day of April, 1989.


Notary Public

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

89 APR 25 AM 11:30


JUDGE OF PROBATE

1. Good Tax	\$ 40.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	47.00