

MORTGAGE FORECLOSURE DEED

1053

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on to-wit, the 17th day of June, 1987, John F. Blair, d/b/a Woodcraft and Design Company, executed a certain mortgage to Alabama Federal Savings and Loan Association, which is now known as Secor Bank, Federal Savings Bank, to secure the indebtedness therein mentioned, said mortgage being duly recorded at Book 137, Page 403, in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, Secor Bank, Federal Savings Bank, is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Secor Bank, Federal Savings Bank, as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned Madison W. O'Kelley, Jr., as Auctioneer, Agent, and Attorney in Fact for the said Secor Bank, Federal Savings Bank, advertised the said property described in said mortgage herein mentioned, for sale by advertisement in the Shelby County Reporter, a newspaper published in Columbiana, in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three (3) consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash, at Columbiana, Alabama, on the 8th day of May, 1989, during the legal hours of sale, in front of the Main Street entrance of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Secor Bank, Federal Savings Bank, for the sum of Forty-Two Thousand Four Hundred Seventy-Four Dollars and 72/100 (\$42,474.72), which said amount is the last, best and highest bid therefor.

NOW, THEREFORE, in consideration of the sum of Forty-Two Thousand Four Hundred Seventy-Four Dollars and 72/100 (\$42,474.74), and in consideration of the premises, and the law in such cases made and provided, I, the said Madison W. O'Kelley, Jr., as such Auctioneer, Agent, and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Secor Bank, Federal Savings Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

Lots 1, 2 and 3, according to the corrected survey
of R. O. Ramer's Addition of Little Oak Ridge

Secor Bank
110 - Office Bldg. -
Birmingham 35223

BOOK 238 PAGE 523

Estates, as recorded in Map Book 11, Page 8, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Secor Bank, Federal Savings Bank, 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 TESTIMONY WHEREOF, the said John F. Blair, d/b/a Woodcraft and Design Company, Mortgagor, by the said Secor Bank, Federal Savings Bank, as Mortgagee, by Madison W. O'Kelley, Jr., as Auctioneer, Agent, and Attorney in Fact for the said Secor Bank, Federal Savings Bank, caused these presents to be executed on this 8th day of May, 1989.

Madison W. O'Kelley, Jr.
Madison W. O'Kelley, Jr.
As Auctioneer, Agent and Attorney
in Fact for Secor Bank, Federal
Savings Bank, a corporation,
Owner and Holder of said mortgage

John F. Blair, d/b/a Woodcraft and
Design Company

BY: Secor Bank, Federal Savings
Bank, Mortgagee

BY: Madison W. O'Kelley, Jr.
Agent and Attorney in Fact
for Secor Bank, Federal
Savings Bank

STATE OF ALABAMA)
JEFFERSON COUNTY)

VERIFICATION

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Madison W. O'Kelley, Jr., whose name as Auctioneer, Agent and Attorney in Fact for Secor Bank, Federal Savings Bank, a corporation, owner

and holder of said 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of May, 1989.

Sharon A. Harris
Notary Public

MY COMMISSION EXPIRES APRIL 7, 1991

BOOK 238 PAGE 525

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

89 MAY 15 PM 1:09

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ _____
2. Mtg. Tax	NO TAX COLLECTED
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>300</u>
TOTAL	<u>1050</u>