

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Forrest C. Fuller and Joy B. Fuller did on May 30, 1986, execute a mortgage to Alliance Mortgage Company which mortgage is recorded in Real Volume 76, Page 103, and corrected and refiled in Real Volume 100, Page 813, in the Office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Alliance Mortgage Company did declare all of the indebtedness secured by the Mortgage due and payable 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 circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of April 5, 12, and 19, 1989; and

WHEREAS, on May 23, 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 Alliance Mortgage Company did offer for sale and did sell at public outcry, in front of the main entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid for cash obtained for the Property was the bid of Alliance Mortgage Company in the amount of Fifty Thousand Six Hundred Fifty & no/100 Dollars (\$50,650.00) which sum Alliance Mortgage Company offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Alliance Mortgage Company; and

WHEREAS, the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure sale for the mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Fifty Thousand Six Hundred Fifty & no/100 Dollars (\$50,650.00) on the indebtedness secured by the Mortgage, Forrest C. Fuller and Joy B. Fuller, acting by and through Alliance Mortgage Company, by Jane Emily Mitchell, as the auctioneer and the person conducting the foreclosure sale for Alliance Mortgage Company, and Alliance Mortgage Company by Jane Emily Mitchell, as the auctioneer and the person conducting the foreclosure sale for Alliance Mortgage Company, and Jane Emily Mitchell, as the auctioneer and the person conducting the foreclosure sale for the Alliance Mortgage Company, do hereby grant, bargain, sell and convey unto Alliance Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended in Map Book 6, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject, however, to the following:

1. The lien for 1989 ad valorem taxes, a lien not yet due and payable;
2. The statutory rights of redemption on the parts of those entitled to redeem as provided by the laws of the State of Alabama; and
3. All easements, rights of way and restrictions of record.

TO HAVE AND TO HOLD THE Property unto Alliance Mortgage Company forever; subject, however, to those exceptions noted above.

Full Verduge Wood (Burr Farnham)

IN WITNESS WHEREOF, Alliance Mortgage Company has caused this instrument to be executed by Jane Emily Mitchell, as auctioneer and the person conducting said sale for Alliance Mortgage Company and in witness whereof Jane Emily Mitchell, has executed this instrument in her capacity as such auctioneer on this the 23rd day of May, 1989.

** Forrest C. Fuller and
Joy B. Fuller Mortgagors

By Alliance Mortgage Company
Mortgagee

By Jane Emily Mitchell
as Auctioneer and the person conducting
said sale for the Mortgagee

** Alliance Mortgage Company
Mortgagee

By Jane Emily Mitchell
as Auctioneer and the person conducting
said sale for the Mortgagee

** Jane Emily Mitchell
as Auctioneer and the person conducting
said sale for the Mortgagee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jane Emily Mitchell, whose name as Auctioneer and the person conducting said sale for Alliance Mortgage Company, 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, she in her capacity as such Auctioneer and the person conducting said sale for Alliance Mortgage Company and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of May, 1989.

Jill Verdeyen Wood
NOTARY PUBLIC

My Commission expires: 11/7/92

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Jill Verdeyen Wood
3000 SouthTrust Tower
Birmingham, Alabama 35203

89 MAY 23 PM 2:55

JUDGE OF PROBATE

NO TAX COLLECTED

1. Bond Tax \$
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 8.00