

1663

This instrument was prepared by:

Name: Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
Address: 2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas
heretofore on to-wit, September 16, 1986, Charlotte A. Daniel
executed a certain mortgage
on the property hereinafter described to Alliance Mortgage
Company as recorded in
Book 94, Page 786 in the Probate Office of Shelby County, Alabama;
said mortgage being transferred and assigned to Southeast Mortgage
Company by instrument recorded in Book 100, Page 609 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 Courthouse 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 purchaser at said sale; and it was
further provided in and by said mortgage that the mortgagee
may bid at the sale and purchase said property if the high-
est bidder therefor; and

WHEREAS, default was made in the payment of the
indebtedness secured by said mortgage, and the said
Southeast Mortgage Company 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 Shelby County Reporter
a newspaper published in Shelby County, Alabama, and of
general circulation in Shelby County, Alabama, in its
issues of May 31, June 7 and July 14, 1989; and

WHEREAS, on June 23, 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 Southeast Mortgage Company
did offer for sale and sell at public
outcry in front of the Courthouse at Shelby County,
Alabama, the property hereinafter described; and

BOOK 244 PAGE 142

BOOK 244 PAGE 143

WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Southeast Mortgage Company; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Southeast Mortgage Company in the amount of Sixty-nine Thousand One Hundred Sixty-seven and 19/100 -----Dollars (\$69,167.19), which sum of money Southeast Mortgage Company offered to credit on the indebtedness secured by said mortgage, the said Southeast Mortgage Company by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Southeast Mortgage Company and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Southeast Mortgage Company the following described property situated in Shelby County, Alabama, to-wit:

Lot 2A, of a Resurvey of Lots 1-6, Block 3 of a Resurvey of Breckenridge Park, as recorded in Map Book 10, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>3.00</u>
TOTAL	<u>8.00</u>

TO HAVE AND TO HOLD the above described property to Southeast Mortgage Company, 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, Southeast Mortgage Company 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 23rd day of June, 1989

ALL OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN 26 AM 11:43

Matthew A. Dinicholas
Matthew A. Dinicholas
as Auctioneer and Attorney in Fact

Thomas C. [Signature]
JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF SHELBY

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 Southeast 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, 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 23rd day of June, 1989.

[Signature]
Notary Public