

STATE OF ALABAMA)
SHELBY COUNTY)

1854

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: March 16, 1988, Jerry D. Washington Construction Company, Incorporated, mortgagor, executed a certain mortgage ("Mortgage") to Altus Mortgage Corp., said Mortgage being recorded in Real Volume 176, Page 587 et seq. in the records of the office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, on March 16, 1988, the said Altus Mortgage Corp. transferred and assigned Mortgage and the debt thereby secured to Altus Bank, as transferee, said transfer being recorded in Book 176, Page 590, aforesaid records, and the said Altus Bank is now the holder and owner of the Mortgage and debt;

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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Birmingham, Alabama, in its issues of May 10, 17 and 24, 1989;

WHEREAS, on June 13, 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 said Altus Bank, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described;

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Altus Bank, in the amount of \$68,829.26, which sum was offered to be credited on the indebtedness secured by the Mortgage and said property was thereupon sold to Altus Bank;

WHEREAS, Deborah N. Muth conducted said sale on behalf of the Altus Bank, as transferee;

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 \$68,829.26, the purchase price, Jerry D. Washington Construction Company, Incorporated, mortgagor, by and through Altus Bank, as transferee, does grant,

Haskell Slaughter & Young
800 First Nat'l - Southern Natural Bldg.
Birmingham 35202

BOOK 244 PAGE 475

bargain, sell and convey unto Altus Bank, as purchaser, the following described real property situated in Shelby County, Alabama to-wit:

Lot 9, according to the Map and Survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Altus 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 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 27th day of June, 1989.

JERRY D. WASHINGTON CONSTRUCTION
COMPANY, INCORPORATED, as Mortgagor

By: Altus Bank as Transferee

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

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 mortgagee 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 27th day of June, 1989.

Victor Elizabeth Payne
Notary Public

[NOTARIAL SEAL]

My Commission Expires: August 11, 1989

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED

89 JUN 28 AM 11:48

Thomas W. Snowden, Jr.
JUDGE OF PROBATE - 2 -

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>300</u>
TOTAL		<u>800</u>