

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

William D. Nichols  
BBMC# 196181-2

KNOW ALL MEN BY THESE PRESENTS: That, Thomas C. Millwee, Jr. and wife, Saralyn B. Millwee did, on to-wit, the 28th day of February, 1986, execute a mortgage to National Heritage Mortgage Corporation, which mortgage is recorded in Book 063, Page 220 which said mortgage was duly transferred and assigned to Mortgage Corporation of the South by instrument recorded in Book 118, Page 647 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BancBoston Mortgage Corporation (formerly Mortgage Corporation of the South) did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 14, 21, 28, 1989; and

WHEREAS, on the 6th day of July, 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 BancBoston Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of BancBoston Mortgage Corporation, in the amount of Forty Nine Thousand Seven Hundred Sixty and no/100 Dollars (\$49,760.00), which sum the said BancBoston Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BancBoston Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said 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 Forty Nine Thousand Seven Hundred Sixty and no/100 Dollars (\$49,760.00), cash, the said Thomas C. Millwee, Jr. and wife, Saralyn B. Millwee, acting by and through the said BancBoston Mortgage Corporation, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BancBoston Mortgage Corporation, by MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BancBoston Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Block 3, according to Resurvey of BRECKENRIDGE PARK, as recorded in Map Book 9, page 110, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto BancBoston Mortgage Corporation, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said BancBoston Mortgage Corporation, has caused this instrument to be executed by MARK A. PICKENS, as auctioneer and the person conducting said sale for

*Shapiro: Pickens*  
*P.O. Box - 59372*  
*B.H. 25759*

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the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MARK A. PICKENS, has executed this instrument in his capacity as such auctioneer on this the 6th day of July, 1989.

Thomas C. Millwee, Jr. and wife,  
Saralyn B. Millwee  
Mortgagors

By BancBoston Mortgage Corporation  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee or Transferee of  
Mortgagee

BancBoston Mortgage Corporation  
Mortgagee or Transferee of  
Mortgagee

By Mark A. Pickens  
MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee

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MARK A. PICKENS, as Auctioneer and  
the person conducting said sale for  
the Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Theresa V. Merchant now known as Theresa V. Kirksey, a Notary Public in and for said State and County, hereby certify that MARK A. PICKENS, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 6th day of July, 1989.

Theresa V. Kirksey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 23, 1992

GRANTEE'S ADDRESS  
Post Office Box 44090  
Jacksonville, Florida 32231

Instrument prepared by:  
MARK A. PICKENS  
SHAPIRO & PICKENS  
Post Office Box 59372  
Birmingham, Alabama 35259

89 JUL -6 PM 3:40

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		4.00
TOTAL		9.00