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This instrument was prepared by:

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STATE OF ALABAMA )  
COUNTY OF SHELBY ) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, October 28, 1983, Bobby R. Argo and wife, Stacey Lynn Argo executed a certain mortgage on the property hereinafter described to Molton, Allen & Williams, Ltd., an Alabama Limited Partnership as recorded in Book 438, Page 574 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Alliance Mortgage Company by instrument recorded in Book 53, Page 728 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 highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Alliance 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 June 28, July 5 and July 12, 1989; and

WHEREAS, on July 24, 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 Alliance 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

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

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Alliance Mortgage Company in the amount of Forty-three Thousand Eight Hundred Eighty-four and 61/100 Dollars (\$ 43,884.61 ), which sum of money Alliance Mortgage Company offered to credit on the indebtedness secured by said mortgage, the said Alliance Mortgage Company by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Alliance Mortgage Company and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alliance Mortgage Company the following described property situated in Shelby County, Alabama, to-wit:

Lot Nos. 9 and 10, inclusive, in Block D, in Wilmont Subdivision, in the Town of Wilton, Alabama, said lots are situated in Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, map of said subdivision being recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Alliance 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, Alliance 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 24th day of July, 1989

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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 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, 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 24th day of July, 1989.

Notary Public

1. Deed tax \$  
2. Mfg. Tax

3. Recording Fee 5.00

4. Indexing Fee 4.00

TOTAL 9.00

NO TAX COLLECTED