

This instrument was prepared by:

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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, July 18, 1988, Bill Phillips Construction Co., Inc. executed a certain mortgage on the property hereinafter described to BancBoston Mortgage Corporation as recorded in Book 195, Page 150, in the Probate Office of Shelby County, Alabama.

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

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WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said BancBoston Mortgage Corporation 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 BancBoston Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

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

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of BancBoston Mortgage Corporation in the amount of Fifty-eight Thousand Eight Hundred Forty-three and 54/100 ----- Dollars (\$ 58,843.54), which sum of money BancBoston Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, the said BancBoston Mortgage Corporation by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for BancBoston Mortgage Corporation and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said BancBoston Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to BancBoston Mortgage Corporation, 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, BancBoston Mortgage Corporation 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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NOTARY PUBLIC
STATE OF ALABAMA

89 JUL 24 PM 12:13

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

STATE OF ALABAMA
COUNTY OF SHELBY

- 1. ~~DVD TAX~~ COLLECTED
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 4.00

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 BancBoston Mortgage Corporation 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.

[Signature]
Notary Public