

THIS INSTRUMENT WAS PREPARED BY:

R. A. NORRED, ATTY;
P. O. BOX 130249
BIRMINGHAM, AL 35213

1435

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: January 19, 1978;
Ruth E. McPhearson

executed a certain

mortgage on the property hereinafter described to Jim Walter Homes, Inc.
which said mortgage is recorded in Book 377, Page 357-58, in the Probate Office of Shelby
County, Alabama; and,

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 of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 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 mortgagee 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 7; June 14; June 21; and, June 28, 1989

WHEREAS, on July 25, 1989, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Jim Walter Homes, Inc., did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R. A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for Jim Walter Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc., in the amount of Twelve thousand, One Hundred, Sixty-two and 70/100----- Dollars, which sum of money Jim Walter Homes, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 12,162.70 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc. by and through R. A. Norred as Auctioneer conducting said sale and as attorney in fact and the said R. A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Jim Walter Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

The South $\frac{1}{2}$ of Lots 11, 12 and 13, Block 204, according to Dunstan's Map of the Town of Calera, Alabama (an unrecorded map dated 1st October, 1888).

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., P.O. Box 31601, Tampa, Fla 33631, its heirs 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.

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IN WITNESS WHEREOF Jim Walter Homes, Inc. has caused this instrument
to be executed by and through R. A. Norred as Auctioneer conducting this said sale, and
as attorney in fact, and R. A. Norred as Auctioneer conducting said sale has hereto set his hand
and seal on this the 25th day of July 19 89

BY Terrie W. Luckey
Acting for R. A. Norred as Auctioneer
and Attorney in Fact.
Terrie W. Luckey
Acting for R. A. Norred as Auctioneer
conducting said sale.

25 JUL 89

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Terrie W. Luckey

, whose name ~~XXXXXXXXXXXXXXXXXXXX~~

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 ~~XXXXXXXXXXXXXXXXXXXX~~ recited in said deed with full authority, executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 25th day of July 19 89

Erline B. Mayhew
Notary Public
My Commission expires 1/11/93

RETURN TO:

R. A. NORRED, ATTY;
P. O. BOX 130249
BIRMINGHAM, AL 35213

FILED
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 27 PM 7:43

JUDGE OF PROBATE

NO TAX COLLECTED
1. Deed Tax 1.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 9.00