

STATE OF ALABAMA  
COUNTY OF SHELBY

610

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On March 15, 1983, Leisa Haltiwanger and Brian Haltiwanger, husband and wife, executed a certain mortgage on the property hereinafter described to Collateral Investment Company, which said mortgage is recorded in Volume 428 at Page 402 in the Office of the Probate Judge of Shelby County, Alabama and assigned of record to AmSouth Bank N.A., formerly known as The First National Bank of Birmingham, as Trustee for Alabama Housing Finance Authority and recorded in Book 49 Page 422, in the aforesaid Probate Court; 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 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 (3) 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 AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority 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, in its issues of July 19, July 26 and August 3, 1989; and

WHEREAS, on August 21, 1989, the day of 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 AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority, did offer for sale and sell at public outcry in front of the Courthouse in Columbiana County, Alabama, the property hereinafter described; and

WHEREAS, Patricia Harrell was the Auctioneer who conducted said sale for the said AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority, in the amount of Fifty-Five Thousand Five Hundred Sixty-Two and 69/100 Dollars (\$55,562.69), which sum of money AmSouth Bank, N.A., as Trustee for Alabama Housing Finance Authority offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to AmSouth Bank, N.A., as Trustee for Alabama Housing Finance Authority;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifty-Five Thousand Five Hundred Sixty-Two and 69/100 Dollars (\$55,562.69), on the indebtedness secured by said mortgage, AmSouth Bank, N.A., as Trustee for Alabama Housing Finance Authority by and through Patricia Harrell, as Auctioneer conducting said sale and as attorney in fact for AmSouth Bank, N.A., as Trustee for Alabama Housing

BOOK 252 PAGE 191

Wallace Brooke Byers  
2000 South Bridge Pkwy, Suite 525

Finance Authority, and the said Patricia Harrell as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said AmSouth Bank, N.A., as Trustee for Alabama Housing Finance Authority the following described property situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Cahaba Manor Townhouses, Third Addition, as recorded in Map Book 7, page 158, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority, 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 AmSouth Bank N.A., as Trustee for Alabama Housing Finance Authority has caused this instrument to be executed by and through Patricia Harrell as Auctioneer conducting said sale, and as attorney in fact, and Patricia Harrell as Auctioneer conducting said sale has hereto set his hand and seal on this the 21st day of August, 1989.

AMSOUTH BANK, N.A., AS TRUSTEE FOR ALABAMA HOUSING FINANCE AUTHORITY

By Patricia Harrell  
Patricia Harrell as  
Auctioneer and Attorney in fact.

Patricia Harrell  
Patricia Harrell as  
Auctioneer conducting said sale.

BOOK 252 PAGE 192

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Patricia Harrell whose name as Auctioneer and Attorney in Fact for AmSouth Bank, N.A., as Trustee for Alabama Housing Finance Authority 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 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 21st day of August, 1989.

Sheri W. Jones  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Patricia Harrell whose name as Auctioneer 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of August, 1989.

Sherie W. Jones  
Notary Public

BOOK 252 PAGE 193

STATE OF ALA. SHELBY CO  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 AUG 21 PM 1:55

Thomas G. Shanderson, Jr.  
JUDGE OF PROBATE

1. Deed	<del>NO TAX COLLECTED</del>
2. Mtg. Tax	1.00
3. Recording Fee	7.50
4. Indexing Fee	3.00
TOTAL	12.50