

1352  
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Wayne T. Weems, Sr.  
SMC# 1140581

KNOW ALL MEN BY THESE PRESENTS: That, Wayne T. Weems, Sr. and Mary Lou Weems did, on to-wit, the 21st day of October, 1986, execute a mortgage to The Harbert-Equitable Joint Venture, which mortgage is recorded in Book 098, Page 201 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 The Harbert-Equitable Joint Venture 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 August 9, 16, 23, 1989; and

WHEREAS, on the 30th day of August, 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 The Harbert-Equitable Joint Venture 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 The Harbert-Equitable Joint Venture, in the amount of Sixteen Thousand Two Hundred Twenty Five and 78/100 Dollars (\$16,225.78), which sum the said The Harbert-Equitable Joint Venture offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Harbert-Equitable Joint Venture; 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 Sixteen Thousand Two Hundred Twenty Five and 78/100 Dollars (\$16,225.78), cash, the said Wayne T. Weems, Sr. and Mary Lou Weems, acting by and through the said The Harbert-Equitable Joint Venture, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Harbert-Equitable Joint Venture, 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 The Harbert-Equitable Joint Venture, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the survey of Riverchase West Third Addition Residential Subdivision, as recorded in Map Book 7, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto The Harbert-Equitable Joint Venture, 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 The Harbert-Equitable Joint Venture, has caused this instrument to be executed by MARK A. PICKENS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof

Mark A. Pickens  
P.O. Box 593

BOOK 253 PAGE 841

the said MARK A. PICKENS, has executed this instrument in his capacity as such auctioneer on this the 30th day of August, 1989.

Wayne T. Weems, Sr. and Mary Lou Weems  
Mortgagors

By The Harbert-Equitable Joint Venture  
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

The Harbert-Equitable Joint Venture  
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

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

BOOK 253 PAGE 842

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 30th day of August, 1989.

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

89 AUG 30 PM 3:59

Thomas A. Swindler, Jr.  
JUDGE OF PROBATE

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

Theresa V. Kirksey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 23, 1992  
GRANTEE'S ADDRESS  
100 Office Park Drive  
Post Office Box 7344-A  
Birmingham, Alabama 35253

NO TAX COLLECTED  
1. Deed Tax \$ 1.00  
2. Mig. Tax  
3. Recording Fee \$ 5.88  
4. Indexing Fee 3.00  
TOTAL 10.00