

1357

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

D. A. Hare, Jr.
SMC# 749216

KNOW ALL MEN BY THESE PRESENTS: That, Michelina C. Densmore, a feme sole, and ALB, Ltd., an Alabama limited partnership did, on to-wit, the 27th day of July, 1983, execute a mortgage to Guaranty Federal Savings and Loan Association, which mortgage is recorded in Book 434, Page 369 which said mortgage was duly transferred and assigned to Jackson Company by instrument recorded in Book 57, Page 11 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 SouthTrust Mortgage Corporation (formerly Jackson Company) 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 SouthTrust Mortgage Corporation 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 SouthTrust Mortgage Corporation, in the amount of Forty Nine Thousand Three Hundred Twenty Four and 41/100 Dollars (\$49,324.41), which sum the said SouthTrust Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Mortgage Corporation; 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 Forty Nine Thousand Three Hundred Twenty Four and 41/100 Dollars (\$49,324.41), cash, the said Michelina C. Densmore, a feme sole, and ALB, Ltd., an Alabama limited partnership, acting by and through the said SouthTrust Mortgage Corporation, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said SouthTrust Mortgage Corporation, 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 SouthTrust Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 3, according to the map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto SouthTrust Mortgage Corporation, 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.

Mark Pickens

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

Michelina C. Densmore, a feme sole, and
ALB, Ltd., an Alabama limited
partnership
Mortgagors

By SouthTrust Mortgage Corporation
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

SouthTrust Mortgage Corporation
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

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

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. I CERTIFY THIS INSTRUMENT WAS FILED.

89 AUG 30 PM 3:58

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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

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

NO TAX COLLECTED
1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 10.00