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This instrument was prepared by:
Name: Harold H. Goings Spain, Gillon, Grooms, Blan & Nettles Address: 2117 2nd Avenue North Birmingham, AL 35203
STATE OF ALABAMA) : MORTGAGE FORECLOSURE DEED COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS, That whereas
heretofore on to-wit, April 14, 1989, Elite Construction Company, Inc.
on the property hereinafter described to RancBoston Mortgage Corporation as recorded in
Book 235, Page 61 in the Probate Office of Shelby County, Alabama.
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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 County, Alabama after the City of Columbiana ' Shelby 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

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 The Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 20, September 27 and October 4,; and

whereas, on October 10, 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
; 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
Twenty Thousand Three Hundred Forty-three and 69/100 Dollars
(\$ 20,343.69), 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 Marthey A. Dinicholas as Auctioneer conducting said
sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the
said <u>BancBoston Mortgage Corporation</u> the
following described property situated in Shelby County,
Alabama, to-wit:
Lot 52, according to the Survey of Woodvale, as recorded in Map
Book 12, Page 21 and 22, in the Probate Office of Shelby County, Alabama.
1. Deed Tax 1. Deed Tax NG <u>TAX COLL</u>ECTED 2. Mtg. Tax \$
3. Recording Fee\$\$
4. Indexing theo \$ 3.00
5. No Territico = = = = = \$ <u>1. 3()</u>
6. Cortified Stamp Fee \$ 1.00
Totals_ 3.00
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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 10th day of October
19 89.
MATE DE ALA SPERIE
I CERTIE Y MARTINE MARTHEW A. Dinicholas
as Auctioneer and Attorney in Fact
89 OCT 10 PM 2: 05
STATE OF JULIE RY PROBATE
COUNTY OF SHEEBY COUNTY OF SHEEBY
COUNTY OF SMELDI
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, ac-
knowledged 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, exe-
cuted the same voluntarily on the day the same bears date.

Given under my hand and official seal this the loth day of October , 19 89

otary Public