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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, on to-wit: May 29, 1987, Wayne Pickett and wife, Connie Pickett, did convey to R. D. Bunn, the premises hereinafter described, by mortgage deed recorded in Book 133, Page 631, in the Office of the Judge of Probate of Shelby County, State of Alabama; and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

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WHEREAS, there has been such default and the notice of the time, place, and terms of said sale have been advertised for three consecutive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, under the dates of ~~August~~ ^{Sept.} 20, 27, 1989 and ~~September~~ ^{Oct.} 4, 1989, *MAF* and the sale has been made at public auction in all respects as provided in said mortgage deed and in said notice on, to-wit: September 19, 1989, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale R. D. Bunn was the highest bidder therefor, having bid and paid the sum of Four Thousand Nine Hundred Six & ⁰⁰/₁₀₀ Dollars all of which was necessary to pay the principal together with attorney fees and costs of sale; and;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Thousand Nine Hundred Six & ⁰⁰/₁₀₀ Dollars, in hand paid by R. D. Bunn receipt of which is hereby acknowledged, we, the said Mortgagor and R. D. Bunn all acting by Mitchell A. Spears, our attorney-in-fact and auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama, to execute as deed to the purchaser in our names, do;

Give, Grant, Bargain, Sell and Convey unto the said R. D. Bunn, and heirs, successors, and assigns, all right, title and interest of Wayne Pickett and wife, Connie Pickett, in and to the following described real estate, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory

M. A. Spears