

MORTGAGE FORECLOSURE DEED

1040

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS James E. Christensen and wife, Annette L. Christensen, did on the 1st day of July, 1986, execute a mortgage to Cameron-Brown Company, which mortgage is recorded in Mortgage Book 79 Page 56, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, Mortgagee,

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 in Shelby County, Alabama, in its issues of October 25, 1989, November 1, 1989 and November 8, 1989; and

WHEREAS, on November 15, 1989, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, Mortgagee,

did offer for sale and did sell at public outcry, in front of the Court House door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Shelby Resources, Inc.

in the amount of ---NINETY TWO THOUSAND EIGHT HUNDRED SEVENTEEN AND NO/100--- (\$92,817.00) --- Dollars, which sum the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, Mortgagee,

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Shelby Resources, Inc.; and

WHEREAS, David J. Chastain conducted said sale on behalf of First Union Mortgage Corporation f/k/a Cameron-Brown Company, Mortgagee; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of ---NINETY TWO THOUSAND EIGHT HUNDRED SEVENTEEN AND NO/100--- (\$92,817.00) --- Dollars, on the indebtedness secured by said mortgage, the said First Union Mortgage Corporation f/k/a Cameron-Brown Company, Mortgagee,

by David J. Chastain, its duly authorized agent and auctioneer conducting

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
227 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

Shelby Resources, Inc.
P.O. Box 419
11 2019

said sale does hereby grant, bargain, sell and convey unto the said
Shelby Resources, Inc.,

the following described property situated in Shelby County,
Alabama, to-wit:

Lot 9, according to the survey of Southern Pines,
6th Sector, as recorded in Map Book 9 Page 107 in
the Probate Office of Shelby County, Alabama being
situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said
Shelby Resources, Inc.,
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, the said First Union Mortgage Corporation
f/k/a Cameron-Brown Company, Mortgagee,
by David J. Chastain, as Auctioneer conducting said sale, caused these
presents to be executed on this the 15th day of November, 1989.

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

89 NOV 16 PM 2:27

F. R. A. S. S. S.
JUDGE OF PROBATE

FIRST UNION MORTGAGE CORPORATION f/k/a
CAMERON-BROWN COMPANY
MORTGAGEE

By *David J. Chastain*
David J. Chastain
Agent and Auctioneer

BOOK 266 PAGE 472

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said
State, hereby certify that David J. Chastain whose name as Auctioneer
and Agent for First Union Mortgage Corporation f/k/a Cameron-Brown
Company, Mortgagee,
is signed to the foregoing conveyance, and who is known to me, acknow-
ledged before me on this day, that, being informed of the contents of
the conveyance, he, in his capacity as such Auctioneer and Agent, and
with full authority, executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 15th day of
November, 1989.

David J. Chastain
Notary Public

My Commission Expires July 10, 1991

MORTGAGEE'S ADDRESS:

P. O. Box 18109

Raleigh, North Carolina 27619

1. Deed Tax -----	\$ 93.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee -----	\$ 1.00

109.00