

MORTGAGE FORECLOSURE DEED

*Company of America

STATE OF ALABAMA
COUNTY OF SHELBY

1089
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Charles G. Lamneck and wife, Joyce M. Lamneck, did on the 11th day of November, 1987, execute a mortgage to The Prudential Insurance*, which mortgage is recorded in Mortgage Book 160 Page 763, in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage was ultimately transferred and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Book 259 at Page 726, in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Federal Home Loan Mortgage Corporation, Transferee,

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 Federal Home Loan Mortgage Corporation, Transferee,

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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 Federal Home Loan Mortgage Corporation, Transferee,

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in the amount of----EIGHTY FOUR THOUSAND ONE HUNDRED TWENTY SIX AND 06/100-----(\$84,126.06)-----Dollars, which sum the said Federal Home Loan Mortgage Corporation, Transferee,

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Federal Home Loan Mortgage Corporation, Transferee; and

WHEREAS, David J. Chastain conducted said sale on behalf of Federal Home Loan Mortgage Corporation, Transferee; 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---EIGHTY FOUR THOUSAND ONE HUNDRED TWENTY SIX AND 06/100---(\$84,126.06)-----Dollars, on the indebtedness secured by said mortgage, the said Federal Home Loan Mortgage Corporation, Transferee,

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

said sale does hereby grant, bargain, sell and convey unto the said
Federal Home Loan Mortgage Corporation, Transferee,
the following described property situated in Shelby County,
Alabama, to-wit:

Lot 97, according to the survey of Dearing Downs,
First Addition, as recorded in Map Book 6, Page 141,
in the Office of the Judge of Probate of Shelby
County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said
Federal Home Loan Mortgage Corporation, Transferee,
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 Federal Home Loan Mortgage
Corporation, Transferee,
by David J. Chastain, as Auctioneer conducting said sale, caused these
presents to be executed on this the 15th day of November, 1989.

FEDERAL HOME LOAN MORTGAGE CORPORATION,
Transferee

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 NOV 17 AM 10:51

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

Thomas A. Swindley, Jr.
JUDGE OF PROBATE

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 Federal Home Loan Mortgage Corporation, Transferee,

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.

Betty L. Calvert
Notary Public

TRANSFEE'S ADDRESS:

c/o The Prudential Home
Mortgage Company, Inc.
5325 Spectrum Drive
Frederick, MD 21701

1. Deed Tax ----- \$
2. Reg. Tax ----- \$
3. Recording Fee ----- \$ 5.00
4. Notary Fee ----- \$ 3.00
5. ----- \$ 1.00
6. ----- \$ 1.00
Total ----- \$ 10.00

My Commission Expires July 10, 1991

NO TAX COLLECTED