

176

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 3, 1986, Donald Lee Ryan and wife Mary Jess Ryan, Mortgagors, executed a certain mortgage to Liberty Mortgage Corporation, a corporation, said mortgage being recorded in Book 096, Page 292, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said Liberty Mortgage Corporation, a corporation, transferred and assigned said mortgage and the debt thereby secured to Citizens & Southern Commercial Corporation, as transferee, said transfer being recorded in Book 096, Page 296, aforesaid records, and Citizens & Southern Commercial Corporation is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Citizens & Southern Commercial Corporation, as transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 11, 18 and 25, 1989 and on November 9, 1989, said sale was continued to November 29, 1989, notice of said continuance being published in said newspaper on November 22, 1989; and

WHEREAS, on November 29, 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 the said Citizens & Southern Commercial Corporation, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 TRANSAMERICA FINANCIAL SERVICES, INC. in the amount of One Hundred Ninety Six Thousand Five Hundred One and 00/100 Dollars (\$196,501.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to TRANSAMERICA FINANCIAL SERVICES, INC.; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Citizens & Southern Commercial Corporation; 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 the credit of One Hundred Ninety Six Thousand Five Hundred One and 00/100 Dollars (\$196,501.00), Donald Lee Ryan and wife Mary Jess Ryan, Mortgagors, by and through the said Citizens & Southern Commercial Corporation, as transferee, do grant, bargain, sell and convey unto TRANSAMERICA FINANCIAL SERVICES, INC. the following described real property situated in Shelby County, Alabama to-wit:

Lot 10, according to the First Addition to Kerry Downs, as recorded in Map Book 7, Page 73, in the Probate Office of Shelby County, Alabama.

BOOK 268 PAGE 22

Daniel Tanner
1993

TO HAVE AND TO HOLD, the above described property unto TRANSAMERICA FINANCIAL SERVICES, INC. its successors and assigns 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 Donald Lee Ryan and wife Mary Jess Ryan, Mortgagors, by the said Citizens & Southern Commercial Corporation, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 29th day of November, 1989.

DONALD LEE RYAN AND WIFE,
MARY JESS RYAN
MORTGAGORS

By: CITIZENS & SOUTHERN COMMERCIAL
CORPORATION
AS TRANSFEREE

By: W. L. Longshore, Jr.
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Citizens & Southern Commercial Corporation, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 2-1-91

THIS INSTRUMENT PREPARED BY: W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

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

89 NOV 29 AM 11:39

JUDGE OF PROBATE

1. Deed Tax	\$ 797.00
2.	\$ 5.00
3.	\$ 3.00
4.	\$ 1.00
5.	\$ 1.00
Total	\$ 807.00