

STATE OF ALABAMA)
SHELBY COUNTY)

122
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas heretofore on, to-wit, James L. Means and wife, Irene P. Means, executed a certain mortgage on the property hereinafter described to Credithrift of America, (American General Finance, Inc., assignee) recorded in Record of Mortgages Real Volume 189, Page 66, and

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 Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in Shelby County, 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,

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WHEREAS, default was made in payment of the indebtedness secured by said mortgage, and the said American General Finance 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 November 22, November 29, and December 06, 1989; and

WHEREAS, on the 12th day of December, 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 American General Finance, Inc., did offer for sale and sell at public outcry at the courthouse steps of Shelby County Courthouse at Columbiana, Alabama, the property hereinafter described; and,

WHEREAS, Lou T. White was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said American General Finance, Inc., and,

P. D. . . . D

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of American General Finance, Inc., in the amount of Ten Thousand Seven Hundred Sixty-Two Dollars Seventy-Four Cents (\$10,762.74) Cents which sum of money the said American General Finance, Inc. credited to an outstanding mortgage indebtedness owed to them and other costs and indebtedness and through Lou T. White acting as Auctioneer conducting said sale and as attorney-in-fact for American General Finance, Inc., and the said Lou T. White as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said American General Finance, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1,149.0 feet to the point of beginning of the Parcel being described, thence run South 64 degrees 19 minutes 06 seconds East a distance of 70.35 feet to a point; thence continue along the water line of said Lay Lake and run South 38 degrees 35 minutes 06 seconds East a distance of 34.09 feet to a point; thence continue along water line and run South 10 degrees 15 minutes 34 seconds East a distance of 47.94 feet to a point; thence run South 58 degrees 30 minutes 36 seconds East a distance of 15 feet to a point; thence run South 24 degrees 29 minutes 24 seconds West a distance of 193.35 feet to a point; thence run South 11 degrees 17 minutes 36 seconds East a distance of 108.86 feet to a point on the north line of public road; thence run South 55 degrees 55 minutes 17 seconds West a chord distance of 170.75 feet to the P.T. of a curve having a radius of 220.45 feet; thence run South 33 degrees 08 minutes 09 seconds West a distance of 40.67 feet to P.C. of a curve to the right, having a central angle of 61 degrees 52 minutes 38 seconds and a radius of 94.91 feet; thence run South 64 degrees 04 minutes 34 seconds West a chord distance of 97.59 feet to a point; thence run North 19 degrees 48 minutes 16 seconds East a distance of 602.91 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to American General Finance, Inc., their heirs 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, American General Finance, Inc., caused this instrument to be executed by and through Jon B. Terry, as Attorney-In-Fact and Lou T. White, as Auctioneer conducting said sale has heretofore set his hand and seal this 14 day of December, 1989.

SIGNED:

Jon B. Terry
JON B. TERRY,
AS ATTORNEY-IN-FACT

SIGNED:

Lou T. White
LOU T. WHITE, AS AUCTIONEER
CONDUCTING SAID SALE

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon B. Terry as Attorney-In-Fact and Lou T. White, as Auctioneer conducting said sale, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 1989.

Michael S. Patterson
NOTARY PUBLIC

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

90 JAN -4 AM 8:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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