

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

717
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

Whereas default having been made in the payment of library district service fees and other costs of collection payable in accord with the provisions of Act 88-258 by Donald L. & Mary J. Ryan to the North Shelby County Library District in the amount of \$463.00 for the following described real property located in Shelby County, Alabama:

90.85' x 293.87' IRR Kerry Downs 1st Add Lot 10 S2 T19
R2 8/18/78 BK 314 PG 436 DB 349 PG 550 8/24/83 RB 96 P
291 9/30/86

Parcel No. 101020003050.007 3227 Glasgow Circle

Whereas, the North Shelby County Library District has assessed the subject property in the amount of \$463.00, constituting unpaid library service charges, interest, late charges, attorney's fees and other costs of collection; and

Whereas, the North Shelby County Library District did declare the entire assessment amount due and payable and did give proper and due notice of the foreclosure of the subject real property by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama for three consecutive weeks; and

Whereas, on the 19th day of December, 1989 the sale of said property was held at 11:00 a.m. in accord with the terms of the notice thereof, said foreclosure sale was duly and properly

Mason, Fitch & Co.

conducted, and the North Shelby County Library District did offer the said property for sale;

Whereas, the highest and best bid obtained was the bid for cash of the North Shelby County Library District in the amount of \$463.00, which said sum the District offered to credit on the assessed indebtedness secured by the said real property, and said property was therefore sold to the North Shelby County Library District;

Now, therefore, in consideration of the premises and of a credit in the amount \$463.00 on the assessment amount secured by the subject real property, the North Shelby County Library District, acting in accord with the provisions of Act 88-258, through its duly authorized attorney and auctioneer, Raymond P. Fitzpatrick, Jr., does hereby grant, bargain, sell and convey unto North Shelby County Library District, a public corporation, the following described real estate situated in Shelby County, Alabama:

90.85' x 293.87' IRR Kerry Downs 1st Add Lot 10 S2 T19
R2 8/18/78 BK 314 PG 436 DB 349 PG 550 8/24/83 RB 96 P
291 9/30/86

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TO HAVE AND TO HOLD the above described property unto the North Shelby County Library District, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of Alabama, and any taxes which may be due.

In witness whereof, the said North Shelby County Library District has caused this instrument to be executed by its attorney and auctioneer, Raymond P. Fitzpatrick, Jr., on this 27 day of December, 1989.

North Shelby County Library
District, a public corporation

By: [Signature]
Its Attorney and Auctioneer

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, Debra E. Brown, a notary public in and for said state and county, hereby certify that Raymond P. Fitzpatrick, Jr., whose name as Attorney and Auctioneer for the North Shelby County Library District is signed to the foregoing conveyance, and who is known to me, acknowledged before me that he signed said conveyance with full authority in said capacity on this 27th day of December, 1989.

Debra E. Brown
Notary Public

Instrument prepared by:
Raymond P. Fitzpatrick, Jr.
100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Grantee's address:
North Shelby County Library
7030 Meadowlark Drive
Birmingham, Alabama 35242

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

90 JAN 11 AM 9:31

[Signature]
JUDGE OF PROBATE

TAX COLLECTED	
1. Deed Tax -----	\$ 7.50
2. Mfg. Tax -----	\$ 3.00
3. Record Fee -----	\$ 1.00
4. -----	\$ 1.00
5. -----	\$ 1.00
6. -----	\$ 1.00
Total -----	\$ 12.50