

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That Martin Randall Knowles and wife, Tina Lynn Knowles, did, on to-wit, July 31, 1987, execute a mortgage to Altus Bank, a Federal Savings Bank, which mortgage is recorded in Mortgage Record 143, Page 677^(*), et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by SouthTrust Mortgage Corporation,* by document recorded in Mortgage Book 198, Page 233, in the Office of the Probate Judge of Shelby County, Alabama; and

(*) Mortgage re-recorded in Book 155, Page 803, said Probate Office,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said SouthTrust Mortgage Corporation 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of December 13, 20 and 27, 1989; and

WHEREAS, on January 17, 1990, 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 SouthTrust Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said SouthTrust Mortgage Corporation, in the amount of THIRTY EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$ 38,700.00), which sum the said SouthTrust Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of THIRTY EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$ 38,700.00), on the indebtedness secured by said mortgage, the said Martin Randall Knowles and wife, Tina Lynn Knowles acting by and through the said SouthTrust Mortgage Corporation, by William Patrick Harkins, as said auctioneer and the person conducting the said sale for the ~~Mortgagee~~ or Transferee of Mortgagee, and the said SouthTrust Mortgage Corporation, by William Patrick Harkins, as said auctioneer and the person conducting said sale for the ~~Mortgagee~~ or Transferee of Mortgagee, and William Patrick Harkins, as said auctioneer and the person conducting said sale for the ~~Mortgagee~~ or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SouthTrust Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

CONTINUE ON REVERSE HEREOF

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Corretti, New Sou

CONTINUE FROM REVERSE HEREOF

Lot No. 72, as shown on map entitled "Property Line Map, Siluria Mills", as recorded in Map Book 5, Page 10 in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the West Right of Way line of 6th Street, S. W. (Fallon Avenue-record) and the South Right of Way line of 11th Avenue S. W. (Strowd Avenue-record), said Right of Way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said Right of Way line of 11th Avenue S. W. (Strowd Avenue-record) for 94.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run Southwesterly for 119.65 feet; thence 49 degrees 11 minutes 22 seconds right and run Southwesterly for 132.12 feet; thence 130 degrees, 48 minutes, 38 seconds right and run Northeasterly for 206.00 feet to a point on the South Right of Way line of 11th Avenue S. W. (Strowd Avenue-record); thence 90 degrees 00 minutes right and run Southeasterly along said line of 11th Avenue S. W. for 100.00 feet to the point of beginning.

Mineral and Mining rights excepted.

Together with refrigerator, range/oven, dishwasher, fan/hood.

Subject to taxes for the current year, 1990.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

The mortgage was re-recorded for the purpose of correcting the spelling of hundred, removing "and" from the end of the chattels, adding the VA clause on Page 2, and filling in blanks page 2 line 3.

TO HAVE AND TO HOLD THE above described property unto SouthTrust Mortgage Corporation, forever; subject, however, to the statutory rights 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 SouthTrust Mortgage Corporation, has caused this instrument to be executed by William Patrick Harkins, as auctioneer and the person conducting said sale for the ~~Mortgagee~~ Transferee of Mortgagee, and in witness whereof the said William Patrick Harkins has executed this instrument in his capacity as such auctioneer on this the 17th day of January, 19 90.

** MARTIN RANDALL KNOWLES and wife,
TINA LYNN KNOWLES Mortgagors

By SOUTHTRUST MORTGAGE CORPORATION
~~Mortgagee or Transferee of Mortgagee~~

By William Patrick Harkins
as Auctioneer and the person conducting said sale for the ~~Mortgagee~~
~~or Transferee of Mortgagee~~

** SOUTHTRUST MORTGAGE CORPORATION
~~Mortgagee or Transferee of Mortgagee~~

By William Patrick Harkins
as Auctioneer and the person conducting said sale for the ~~Mortgagee~~
~~or Transferee of Mortgagee~~

** William Patrick Harkins
as Auctioneer and the person conducting said sale for the ~~Mortgagee~~
~~or Transferee of Mortgagee~~

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

90 JAN 17 PM 12:38

Thomas P. Sanderson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that William Patrick Harkins, whose name as Auctioneer and the person conducting said sale for the ~~Mortgagee~~ Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the ~~Mortgagee~~ Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of January, 19 90.

Anta J. King
Notary Public

My Commission Expires October 16, 1993

My Commission expires

THIS INSTRUMENT WAS PREPARED BY:
Name Douglas Corretti

Address 1804 7th Avenue North
Birmingham, Alabama 35203

Attorneys: CORRETTI & NEWSOM

TAX COLLECTED	
1. Deed Tax	\$ 7.50
2. Imp. Tax	\$ 3.00
3. Transfer Fee	\$ 1.00
4. Notary Fee	\$ 1.00
5. Stamp Fee	\$ 1.00
6. Coram. Stamp Fee	\$ 1.00
Total	\$ 12.50