

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, August 14, 1980, Mark Stavinoha and wife, Theresa Lynn Stavinoha, Mortgagors, executed a certain mortgage to Real Estate Financing, Inc., a corporation, which said mortgage is recorded in Mortgage Book 404, Page 917, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on September 9, 1980, the said Real Estate Financing, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter, having its principal office in the City of Washington, District of Columbia, said transfer being recorded in Miscellaneous Book 37, Page 477, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, a 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 publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of January 10, 17 and 24, 1990; and

WHEREAS, on February 12, 1990, the day on which the foreclosure sale was due to be held under the terms of the notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said Federal National Mortgage Association, a corporation, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association, a corporation, in the amount of FIFTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY-FIVE AND 44/100 (\$57,785.44) DOLLARS, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association, a corporation; and

WHEREAS, Randy G. Stephens acted as auctioneer as provided in said mortgage and conducted the said sale; 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 FIFTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY-FIVE AND 44/100 (\$57,785.44) DOLLARS, Mark Stavinocha and wife, Theresa Lynn Stavinocha, Mortgagors, by and through the said Federal National Mortgage Association, a corporation, do grant, bargain, sell and convey unto the said Federal National Mortgage Association, a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 11, in Block 2, according to the Amended Map of Wildewood Village, as recorded in Map Book 8, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, 1990, and subsequent years.

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.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, a corporation, 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.

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IN WITNESS WHEREOF, the said Mark Stavinoha and wife, Theresa Lynn Stavinoha, by Federal National Mortgage Association, a corporation, by Randy G. Stephens, as auctioneer conducting said sale, have caused these presents to be executed on this the 12th day of February, 1990.

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Randy G. Stephens  
As Auctioneer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy G. Stephens, whose name as auctioneer for Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, 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 12th day of February, 1990.

Laura D. Clark  
Notary Public

This document prepared by:  
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My Commission expires:

11-30-92

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

90 FEB 12 PM 1:20

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	7.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.50