

1631

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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Robert L. Rigdon
DFS# 2100915

KNOW ALL MEN BY THESE PRESENTS: That, Robert L. Rigdon and wife, Judith S. Rigdon did, on to-wit, the 23rd day of February, 1987, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Book 116, Page 728 which said mortgage was duly transferred and assigned to Duval Federal Savings and Loan Association of Jacksonville by instrument recorded in Book 127 Page 752 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Duval Federal Savings and Loan Association of Jacksonville 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 Shelby County, Alabama, in its issues of January 31, February 7, 14, 1990; and

WHEREAS, on the 21st day of February, 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 Duval Federal Savings and Loan Association of Jacksonville did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 Duval Federal Savings and Loan Association of Jacksonville, in the amount of Seventy Five Thousand Fifty Six and 56/100 Dollars (\$75,056.56), which sum the said Duval Federal Savings and Loan Association of Jacksonville offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Duval Federal Savings and Loan Association of Jacksonville; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 Seventy Five Thousand Fifty Six and 56/100 Dollars (\$75,056.56), cash, the said Robert L. Rigdon and wife, Judith S. Rigdon, acting by and through the said Duval Federal Savings and Loan Association of Jacksonville, by RUSSELLE L. HUBBARD, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Duval Federal Savings and Loan Association of Jacksonville, by RUSSELLE L. HUBBARD, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and RUSSELLE L. HUBBARD, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Duval Federal Savings and Loan Association of Jacksonville, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 121 in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in said Probate Office, together with an undivided .0111225% interest in the common elements as set forth in said Declaration, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Duval Federal Savings and Loan Association of Jacksonville, 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said Duval Federal Savings and Loan Association of Jacksonville, has caused this instrument to be executed by RUSSELLE L. HUBBARD, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said RUSSELLE L. HUBBARD, has executed this instrument in his capacity as such auctioneer on this the 21st day of February, 1990.

Robert L. Rigdon and wife, Judith S. Rigdon
Mortgagors

By Duval Federal Savings and Loan Association of Jacksonville
Mortgagee or Transferee of Mortgagee

By [Signature]
RUSSELLE L. HUBBARD, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Duval Federal Savings and Loan Association of Jacksonville
Mortgagee or Transferee of Mortgagee

By [Signature]
RUSSELLE L. HUBBARD, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By [Signature]
RUSSELLE L. HUBBARD, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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

90 FEB 27 AM 11:17

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	5.00
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	7.00
6. Certified Fee	—	\$	1.00
Total	—	\$	16.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Theresa V. Merchant now known as Theresa V. Kirksey, a Notary Public in and for said State and County, hereby certify that RUSSELLE L. HUBBARD, whose name as Auctioneer and the person conducting said sale for the Mortgagee or 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 or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 21st day of February, 1990.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 21, 1992
GRANTEE'S ADDRESS
Post Office Box 2260
Jacksonville, Florida 32203

Instrument prepared by:
Russelle L. Hubbard
SHAPIRO & KREISMAN
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209