

This instrument prepared by:  
 Jerry E. Held, Esquire  
 SIROTE & PERMUTT, P.C.  
 2222 Arlington Avenue South  
 Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
 Chrysler First Financial  
 500 Chase Park South  
 Birmingham, Al. 35244  
 (LOAN NO. C19749018)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of May, 1988, Edward D. Smith and wife, Julia Ann Smith, executed a certain mortgage on real property hereinafter described to Chrysler First Financial Services Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 184, at page 64; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Chrysler First Financial Services Corporation did declare all of

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the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of March 21, 28, and April 4, 1990; and

WHEREAS, on April 11, 1990, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Chrysler First Financial Services Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chrysler First Financial Services Corporation; and

WHEREAS, Chrysler First Financial Services Corporation was the highest bidder and best bidder in the amount of Thirty Thousand and No/100 Dollars (\$30,000.00) on the indebtedness secured by said mortgage, the said Chrysler First Financial Services Corporation by and through James D. Campbell as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Chrysler First Financial Services Corporation, does hereby grant, bargain, sell and convey unto Chrysler First Financial Services Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Commence at the Northwest corner of NE 1/4 of NE 1/4 of Section 1, Township 20, Range 2 West, and run South along the West line of said forty acres 210 feet; thence East 210 feet; thence North 210 feet; thence West 210 feet, to point of beginning, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Chrysler First Financial Services Corporation, its successors/heirs and assigns forever; subject, however,

to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Chrysler First Financial Services Corporation, Mortgagee, has caused this instrument to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this the 11th day of April, 1990.

CHRYSLER FIRST FINANCIAL SERVICES CORPORATION

By:

*[Signature]*  
James D. Campbell  
Auctioneer and Attorney-in-Fact

*[Signature]*  
James D. Campbell  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for Chrysler First Financial Services Corporation, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11th day of April, 1990.

*[Signature]*  
Notary Public )

My Commission Expires: 10-01-90

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

90 APR 11 AM 11:36

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