

1164 MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: November 18, 1986, Erma Lockhart and husband, Willie W. Lockhart, Jr., Mortgagors, executed a certain mortgage to First Southern Federal Savings & Loan Association, a corporation, said mortgage being recorded in Book 102, Page 279, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on October 1, 1987, the said First Southern Federal Savings & Loan Association, a corporation, transferred and assigned said mortgage and the debt thereby secured to Deposit Guaranty Mortgage Company, a corporation, as transferee, said transfer being recorded in Book 163, Page 880, aforesaid records, and Deposit Guaranty Mortgage Company is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deposit Guaranty Mortgage Company, 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 U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of April 4, 11 and 18, 1990; and

WHEREAS, on May 9, 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 the said Deposit Guaranty Mortgage Company, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Deposit Guaranty Mortgage Company, as transferee, in the amount of Fifty Two Thousand Nine Hundred Sixty Three and 35/100 Dollars (\$52,963.35) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deposit Guaranty Mortgage Company; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Deposit Guaranty Mortgage Company; 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 Two Thousand Nine Hundred Sixty Three and 35/100 Dollars (\$52,963.35), Erma Lockhart and husband, Willie W. Lockhart, Jr., Mortgagors, by and through the said Deposit Guaranty Mortgage Company, as transferee, do grant, bargain, sell and convey unto the said Deposit Guaranty Mortgage Company, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

Longshore

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TO HAVE AND TO HOLD, the above described property unto the said Deposit Guaranty Mortgage Company, 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.

IN WITNESS WHEREOF, the said Erma Lockhart and husband, Willie W. Lockhart, Jr., Mortgagors, by the said Deposit Guaranty Mortgage Company, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 9th day of May, 1990.

ERMA LOCKHART AND HUSBAND,
WILLIE W. LOCKHART, JR.,
MORTGAGORS

By: DEPOSIT GUARANTY MORTGAGE COMPANY
AS TRANSFEREE

By: *W. L. Longshore, Jr.*
W. L. Longshore, Jr.,
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Deposit Guaranty Mortgage Company, 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 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 the 9th day of May, 1990.

P. J. Edgerton
NOTARY PUBLIC
My Commission Expires: 10/31/92

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

NO TAX COLLECTED

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

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 Section; thence in a Northerly direction along the Easterly line of said 1/4-1/4 section a distance of 571.80 feet; thence 58 deg. 00 min. left in a Northwesterly direction a distance of 210.00 feet to the point of beginning; thence 85 deg. 00 min. left in a Southwesterly direction a distance of 229.48 feet to a point on the Northeasterly right of way line of Alabaster-Helena Road; thence 87 deg. 33 min. left to the chord of a curve to the left having a radius of 1800 and in a Southeasterly direction along said right of way line a chord distance of 178.85 feet; thence 129 deg. 27 min. left from said chord in a Northerly direction a distance of 296.89 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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NO TAX COLLECTED

1. Deed Tax	-----\$
2. Mtg. Tax	-----\$
3. Recording Fee	-----\$ 7.50
4. Indexing Fee	-----\$ 0.00
5. No Tax Fee	-----\$ 1.00
6. Certified Fee	-----\$ 1.00
Total	-----\$ 12.50

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

90 MAY 17 AM 9:38

William A. Shaw
JUDGE OF PROBATE