

1813

This instrument was prepared by:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: November 24, 1987, Roger Ray Crumpton and wife, Martha A. Crumpton executed a certain mortgage on the property hereinafter described to Altus Mortgage Corp. as recorded in Book 161, Page 887 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Altus Bank, A Federal Savings Bank by instrument recorded in Book 161, Page 895 in the aforesaid Probate Office.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Altus Bank, A Federal Savings Bank did declare all of the indebtedness secured by 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 by publication in The Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 2, May 9 and May 16, 1990; and

WHEREAS, on May 24, 1990, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Altus Bank, A Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Altus Bank, A Federal Savings Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Altus Bank, A Federal Savings Bank in the amount of Sixty-three Thousand Three Hundred Seventy-two and 78/100 Dollars (\$63,372.78), which sum of money Altus Bank, A Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, the said Altus Bank, A Federal Savings Bank by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Altus Bank, A Federal Savings Bank and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Altus Bank, A Federal Savings Bank the following described property situated in Shelby County, Alabama, to-wit:

BOOK 292 PAGE 915

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 993.75 feet; thence turn 104 deg. 10 min. to the left for a distance of 225.33 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 232.48 feet to the point of beginning; thence continue along same line for a distance of 190.0 feet; thence turn 73 deg. 04 min. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 40 min. 45 sec. to the right for a distance of 190.0 feet; thence turn 75 deg. 50 min. to the right for a distance of 227.25 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for drive being described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 993.75 feet; thence turn 104 deg. 10 min. to the left for a distance of 205.53 feet to the point of beginning; thence continue along said line for a distance of 19.80 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 253.45 feet; thence turn 96 deg. 40 min. 40 sec. to the left for a distance of 19.60 feet; thence turn 83 deg. 25 min. 44 sec. to the left for a distance of 256.77 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Altus Bank, A Federal Savings Bank, 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, Altus Bank, A Federal Savings Bank has caused this instrument to be executed by and through Matthew A. Dinicholas as Auctioneer conducting said sale, and as Attorney in Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale has hereto set his hand and seal on this the 24th day of May, 1990.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAY 24 PM 12:35


Matthew A. Dinicholas
as Auctioneer and Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY
JUDGE OF THE COURT

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Matthew A. Dinicholas whose name as Auctioneer and Attorney in Fact for Altus Bank, A Federal Savings Bank 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 1990.


Notary Public

NO TAX COLLECTED
1. Land Tax \$
2. \$
3. \$
4. \$
5. \$
6. \$
Total \$10.00

BOOK 292 PAGE 916