

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: August 25, 1978, Albert G. Minas a/k/a Albert G. Minas, Jr. and wife, Ava M. Minas, Mortgagors, executed a certain mortgage to Molton, Allen & Williams a/k/a Molton, Allen & Williams, Inc.

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which said mortgage is recorded in Volume 382, page 480, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on September 22, 1978, the said Molton, Allen & Williams, Incorporated, 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, by Assignment recorded in Volume Book 27, Page 573, in said Probate Office and the said Federal National Mortgage Association, a corporation 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 Federal National Mortgage Association, a corporation, as transferee, 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, in accordance with 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 May 10, 17 and 24, 1990; and

WHEREAS, on June 5, 1990, the day on which the foreclosure sale was due to be held under the terms of said 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 of Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property deccribed in the aforementioned mortgage was the bid of Federal National Mortgage Association, a corporation, in the amount of THIRTY SEVEN THOUSAND SEVEN HUNDRED TWO AND 63/100-----(\$37,702.63) DOLLARS

which sum was offered to be credited on the indebtedness secured

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Carroll & Newson

by said mortgage, and said property was thereupon sold to _____

Federal National Mortgage Association, a corporation _____ and;

WHEREAS, William Patrick Harkins 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 THIRTY SEVEN THOUSAND SEVEN HUNDRED TWO AND 63/100-----(\$37,702.63)Dollars,

Albert G. Minas a/k/a Albert G. Minas, Jr. and wife, Ava M. Minas 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 6, in Block 6, according to the survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

35' building line as shown by recorded map.
Restrictions recorded in Misc. Vol. 8, page 556 and Misc. Vol. 9, Page 278, in the Probate Office of Shelby County, Alabama.
Agreement to Alabama Power Company recorded in Misc. Vol. 8, page 772, in said Probate Office.

Subject to taxes for the current year, 1990.

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.

IN WITNESS WHEREOF, the said Albert G. Minas, a/k/a Albert G. Minas, Jr., and wife,
Ava M. Minas

by Federal National Mortgage Association, a corporation

by William Patrick Harkins, as auctioneer conducting
said sale, has caused these presents to be executed on this the 5th day of

June, 19 90

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Enclosure
90 JUN -5 AM 11:12
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY:

William Patrick Harkins
AS AUCTIONEER

1. Deed Tax	-----\$
2. Mtg. Tax	-----\$
3. Recording Fee	-----\$ <u>2.50</u>
4. Indexing Fee	-----\$ <u>2.00</u>
5. Notary Tax Fee	-----\$ <u>1.00</u>
6. Certified Fee	-----\$ <u>1.00</u>
Total	-----\$ <u>12.50</u>

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,
hereby certify that William Patrick Harkins,
whose name as auctioneer for Federal National Mortgage Association,
a corporation, is signed to the foregoing conveyance and
who is known to me, acknowledge before me on this day, being informed of the contents of
this conveyance he or she, in his or her capacity as such auctioneer executed the same
voluntarily on the day same bears date.

Given under my hand and official seal, this 5th day of
June, 19 90

Mary L. Chadick (Eleogram)
Notary Public

My Commission Expires June 9, 1992

This document prepared by
CORRETTI & NEWSOM, Attorneys
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Birmingham, Alabama