

THIS INSTRUMENT PREPARED BY:
Rogers and Howell, Attorneys
712 18th Street, Ensley
Birmingham, Alabama 35218

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, heretofore on the 19th day of October, 1987, William T. Stewart and wife, Patricia D. Stewart executed a mortgage in favor of America's First Credit Union, formerly d/b/a Iron and Steel Steel Credit Union, a corporation, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real 158, Record of Mortgages, at page 261, for the purpose of securing the payment of a note referred to therein:

AND, WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and same became subject to foreclosure under the power of sale contained therein, and after such default, America's First Credit Union, a corporation, mortgagee in said mortgage, gave notice of the time, terms and place of sale by publication once a week for three consecutive weeks and for more than twenty one days prior to date of sale in the Shelby County Reporter, a newspaper published at Columbiana, Alabama:

AND, WHEREAS, in pursuance of said notice so published, the mortgagee did, during the legal hours of sale on the 29th day of May, 1990, in front of the Court House door in Columbiana, Alabama, offer for sale at public outcry to the highest bidder for cash, the real estate covered and conveyed in and by said mortgage,

AND, WHEREAS, at said sale, America's First Credit Union, a corporation, was the highest, last and best bidder for said property, became the purchaser thereof, at and for the sum of Fifteen thousand four hundred thirty one (\$15,431.15) and 15/100 dollars, this being the amount of the bid of America's First Credit Union, a corporation, at said sale; all of which giving notice of sale and selling of said property was done in strict accordance with the terms and provisions contained in said mortgage:

NOW, THEREFORE, in consideration of the premises and the payment by America's First Credit Union, a corporation, of the amount of the bid aforesaid, which has been paid and applied as directed in and by said mortgage, I, the undersigned, Maurice Rogers, who acted as auctioneer and made said sale as such auctioneer, being duly authorized thereto by the mortgagee in said mortgage, as such auctioneer and attorney in fact for and in behalf of America's First Credit Union, a corporation, mortgagee in said mortgage, and as such

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**AMERICA'S FIRST
CREDIT UNION**

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auctioneer and attorney in fact for and in behalf of William T. Stewart and wife, Patricia D. Stewart, the mortgagors, do hereby grant, bargain, sell and convey unto the said America's First Credit Union, a corporation, the real estate covered and conveyed in and by said mortgage as fully and completely as I could or ought to convey same under the premises, said real estate being situated in Shelby County, Alabama, and described as follows:

Begin at the intersection of the South boundary of of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction on E.T.V. and G. Railroad as recorded in Deed Book 14 page 239 in the Shelby County Probate Office) and the West boundary of the NW 1/4 of the SW 1/4 of Section 19, Township 24 North, Range 12 East; thence Easterly along said South boundary 1264.00 feet to the point of beginning; thence continue Easterly along the same course 135.20 feet; thence right 93 deg. 02 min. in a Southerly direction 413.40 feet; thence right 86 deg. 45 min. in a Westerly direction 114.10 feet; thence right 91 deg. 28 min. in a Northerly direction 413.40 feet to the point of beginning; being situated in Shelby County, Alabama.

Also being Lot 1, according to the survey of Carrie Mae Woolley Subdivision, according to the map or plat of said subdivision, recorded in Map Book 7, page 46 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said America's First Credit Union, a corporation, its successors and assigns, forever.

IN WITNESS THEREOF, I, the said Maurice Rogers, in my capacity as auctioneer and attorney in fact for and in behalf of the said America's First Credit Union, a corporation, mortgagee, and as auctioneer and attorney in fact for and in behalf of William T. Stewart and wife, Patricia D. Stewart, mortgagors, hereunto set my hand and seal this the 30 day of May, 1990.

Maurice Rogers

As auctioneer and attorney in fact
for and in behalf of America's First
Credit Union, a corporation, mortgagee
and William T. Stewart and wife,
Patricia D. Stewart, mortgagors

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Maurice Rogers, whose name as auctioneer and attorney in fact for and in behalf of America's First Credit Union, a corporation, mortgagee, and William T. Stewart and wife, Patricia D. Stewart, mortgagors, is signed to the foregoing conveyance, and who is known to me, this day acknowledged before me, that being informed of the contents of the conveyance, he in his capacity as such auctioneer and attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day
of May, 1990.

Marsha L. Gibson
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN -7 PM 12:02

Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <i>Four hundred</i>
2. Mtg. Tax	\$
3. Recording Fee	\$ <u>7.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. N. Tax Fee	\$ <u>1.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>12.50</u>