

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, whereas, on the 19th day of November, 1980, Ory McGinnis and wife, Kathleen McGinnis, hereinafter referred to as "Mortgagor", executed a mortgage on the real estate hereinafter described to National Siding Corporation, hereinafter referred to as "Mortgagee", which mortgage is recorded in Real Property Book 408, Page 789, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, which mortgage was, together with the indebtedness secured thereby and the note evidencing the same, duly assigned and transferred to Colonial Financial Service, Inc. (now Goldome Credit Corporation), hereinafter referred to as the "Assignee", by instrument dated the 12th day of December, 1980, and recorded in Real Property Book 38, Page 967, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage by its terms provided that if the Mortgagor failed to pay the indebtedness secured by said mortgage according to the terms of said mortgage that the whole indebtedness secured thereby would, at the option of the Mortgagee, or any assignee or transferee of the Mortgagee, with appropriate notice, become immediately due and payable and subject to foreclosure; and

WHEREAS, said mortgage by its terms authorized and empowered the Mortgagee, or any assignee or transferee of the Mortgagee, in case of default in the payment of the indebtedness secured by said mortgage, to sell said real estate, on the steps of the courthouse in the county where said real estate is located, at public outcry, for cash, to

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the highest bidder, after giving notice of the time, place, and terms of the sale by publication once a week for three consecutive weeks prior to the sale in some newspaper published in the county where said real estate is located; and

WHEREAS, said mortgage by its terms provided that the Mortgagee, or any assignee or transferee of the Mortgage, may bid at the sale and purchase said real estate, if the highest bidder therefore; and

WHEREAS, default was made in the payment in the indebtedness secured by the mortgage and the Assignee did declare all the indebtedness secured by the mortgage due and payable, and did give due and proper notice of the foreclosure of the mortgage and the sale of said real estate by sending a notice of mortgage foreclosure sale stating the time, place, and terms of sale together with a description of the real estate to be sold to each Mortgagor by regular mail and by certified mail, return receipt requested, at each Mortgagor's last known address, and by publishing in a newspaper of general circulation in the county where said real estate is located, for three consecutive weeks to sale, a notice of mortgage foreclosure sale stating the time, place, and terms of sale together with a description of the real estate to be sold, all in compliance with applicable law and the terms of said mortgage and the power of sale contained in said mortgage; and

WHEREAS, on the 3rd day of July, 1990, the day on which the sale was due to be held, in accordance with the terms of said mortgage and the Notice of Mortgage Foreclosure Sale, between the legal hours of sale, the foreclosure sale was duly and properly conducted on the steps of the courthouse for the county in which said real estate is located, and the Assignee, by and through the undersigned, its duly

authorized agent and auctioneer, then and there did offer for sale and sell at public outcry, for cash, to the highest bidder, said real estate; and

WHEREAS, the highest and the best bid for cash obtained for said real estate was the bid of Goldome Credit Corporation, as Assignee, in the amount of Four Thousand Five Hundred Four Dollars and Nine Cents (\$4,504.09), which sum the Assignee offered to credit on the indebtedness secured by said mortgage, said real estate was thereupon sold to Goldome Credit Corporation, as Assignee, and;

WHEREAS, the said mortgage by its terms expressly authorized and empowered the Mortgagee or any assignee or transferee thereof, through its duly authorized agent or auctioneer in the case of sale under the power of sale contained in said mortgage, to execute to the purchaser at the sale pursuant to foreclosure, a deed to said real estate; and

WHEREAS, the undersigned was the duly authorized agent and auctioneer for the Assignee to conduct the sale and was the person conducting the sale;

NOW, THEREFORE, in consideration of the premises and of a credit of Four Thousand Five Hundred Four Dollars and Nine Cents (\$4,504.09), on the indebtedness secured by said mortgage, the Assignee, by and through the undersigned, its duly authorized agent and auctioneer for the Assignee as the person conducting the sale, and the undersigned as agent and auctioneer and the person conducting the sale, do hereby GRANT, BARGAIN, SELL and CONVEY unto Goldome Credit Corporation, as Assignee, the highest bidder at said sale, the following described real estate situated in Shelby County, Alabama, to-wit:

The S.W. 1/4 - N.W. 1/4 - Section 27 -
Township 19 South - Range 2 East;
Commence, at the S.W. corner of the above
said quarter-quarter and in an easterly
direction along the south line of said
quarter-quarter, run a distance of 567.95
feet, to the Point of Beginning; thence,

continue along the same said course for a distance of 105.0 feet; thence, turn an angle of 90 degrees to the left for a distance of 210.0 feet; thence, turn an angle of 90 degrees to the left for a distance of 105.0 feet; thence, turn an angle of 90 degrees to the left for a distance of 210.0 feet, to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto said highest bidder, its successors and assigns, forever, subject, however, to all easements and restrictions of record and 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 Assignee has caused this instrument to be executed by and through the undersigned, its duly authorized agent and auctioneer and the person conducting the sale, and the undersigned in his capacity as agent and auctioneer of Colonial Financial Services, Inc. (now Goldome Credit Corporation) and as the person conducting the sale, has executed this instrument on this the 3rd day of July, 1990.

GOLDOME CREDIT CORPORATION,
as ASSIGNEE

BY:


AGENT AND AUCTIONEER for
GOLDOME CREDIT CORPORATION

STATE OF ALABAMA .)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aubrey J. Holloway, Jr., who is named as Agent and Auctioneer for the Assignee and as the person conducting the sale 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 Agent and Auctioneer and the person conducting the sale, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of July, 1990.

Frances Marie Luinello

NOTARY PUBLIC

COMMISSION EXPIRES: 9/6/92

THIS INSTRUMENT PREPARED BY:

BARNETT, NOBLE, HANES & O'NEAL
1600 City Federal Building
2026 Second Avenue North
Birmingham, Alabama 35203
(205) 322-0471

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

90 JUL -3 PM 2:55

1. Deed Tax	3
2. Mtg. Tax	3
3. Recording	12.50
4. Indexing	3.00
5. Notary	1.00
6. Commission	1.00
Total	17.50