

THIS INSTRUMENT WAS PREPARED BY:

CONWILL & JUSTICE, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, AL 35051

MORTGAGE FORECLOSURE REDEMPTION DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY.

That whereas, heretofore, on, to-wit, May 12, 1986, MARY ANN D. BYERS, executed a certain mortgage on property hereinafter described to ELIZABETH F. HOLCOMBE, which said mortgage is recorded in Real Book 071, page 522, in the Office of the Judge of Probate of Shelby County, Alabama; and,

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 County 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 Elizabeth F. Holcombe did declare all of the indebtedness secured by said mortgagee subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the

BOOK 305 PAGE 712

SHELBY COUNTY REPORTER, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 12, 19, and 26, 1989, to be held on August 4, 1989.

WHEREAS, on August 4, 1989, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was continued until August 15, 1989, and the said Elizabeth F. Holcombe did give due and proper notice of the continuance of the foreclosure of said mortgage by publication in the SHELBY COUNTY REPORTER, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 9 & 16, 1989, to be held August 16, 1989.

WHEREAS, on August 16, 1989, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and Elizabeth F. Holcombe did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, William R. Justice was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Elizabeth F. Holcombe and whereas, the said Elizabeth F. Holcombe was the highest bidder and best bidder, in the amount of One Hundred Eighty Four Thousand Eight Hundred Sixty-Eight and 37/100 ----Dollars (\$184,868.37) on the indebtedness secured by said Mortgage, the said Elizabeth F. Holcombe, by and through William R. Justice, as auctioneer conducting said sale, and as Attorney-in-Fact for Elizabeth F. Holcombe, mortgage, and Mary Ann D. Byers, by and through William R. Justice, as auctioneer conducting said sale, did GRANT, BARGAIN, SELL AND CONVEY unto the said Elizabeth F. Holcombe, the property described in said mortgage by deed recorded in Real Book 252, page 519, in the Probate Office of Shelby County, Alabama; and

BOOK 305 PAGE 713

WHEREAS, Elizabeth F. Holcombe subsequently conveyed said property to herself and Susan D. Holcombe as joint tenants with right of survivorship by deed recorded in Real Book 261, page 693, in the Probate office of Shelby County, Alabama; and

WHEREAS, Secor Bank, Federal Savings Bank, a junior mortgagee entitled to redeem from said foreclosure sale has tendered the amount necessary to redeem pursuant to law, Elizabeth F. Holcombe, a widow, and Susan D. Holcombe, a single woman, in consideration of Two Hundred Three Thousand Four Hundred Fourteen and 90/100 Dollars (\$203,414.90) in hand paid by Secor Bank, Federal Savings Bank, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to Secor Bank, Federal Savings Bank, the following described property situated in Shelby County, Alabama:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 18 South, Range 1 West, and from said corner run North 2 degrees 30 minutes West 1320 feet; thence South 86 degrees 30 minutes West 1134 feet; thence South 2 degrees 30 minutes East 1320 feet; thence North 86 degrees 30 minutes East 1134 feet to a point of beginning. Being situated in Shelby County, Alabama, containing approximately 34 acres, more or less. Mineral and mining rights excepted.

SUBJECT TO the lien for 1990 ad valorem taxes

TO HAVE AND TO HOLD the above described property unto Secor Bank, Federal Savings Bank, its successors and assigns forever, subject, however to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Elizabeth F. Holcombe, a widow and Susan D. Holcombe, a single woman, have hereto set their hands and seals this the 16th day of August, 1990.

Elizabeth F. Holcombe
ELIZABETH F. HOLCOMBE

Susan D. Holcombe
SUSAN D. HOLCOMBE

BOOK 305 PAGE 714

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth F. Holcombe, a widow, and Susan D. Holcombe, a single woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 16th day of August 1990.



William R. Justice
Notary Public

My Commission expires:

9-11-91

BOOK 305 PAGE 715

1. Deed Tax	\$203.50
2. Int. Tax	\$
3. Notary Fee	\$10.00
4. ...	\$3.00
5. ...	\$
6. ...	\$1.00
TOTAL	\$217.50

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

90 AUG 16 PM 3:31

William R. Justice
JUDGE OF PROBATE