

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

*ALB, Ltd., an Alabama
Limited Partnership

**and Loan Association

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Benjamin H. Singleton and wife, Brenda Sue Singleton and* did on the 12th day of February, 1985, execute a mortgage to Guaranty Federal Savings* which mortgage is recorded in Mortgage Book 18 Page 123, in the Office of the Judge of Probate of Shelby County, Alabama; ~~***~~ which said mortgage was ultimately transferred and assigned to Sterling Savings Bank by instrument recorded in Book 298 at Page 468 and re-recorded in Book 299 at Page 591, in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Sterling Savings Bank, Transferee,

did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of August 8, 1990, August 15, 1990 and August 22, 1990; and

WHEREAS, on August 30, 1990, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Sterling Savings Bank, Transferee,

did offer for sale and did sell at public outcry, in front of the Court House door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Sterling Savings Bank, Transferee,

in the amount of ---SIXTY THREE THOUSAND FORTY FOUR AND 75/100-----
-----(\$63,044.75)----- Dollars, which sum the said Sterling Savings Bank, Transferee,

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Sterling Savings Bank, Transferee, and

WHEREAS, David J. Chastain conducted said sale on behalf of Sterling Savings Bank, Transferee; 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 of a credit in the amount of -----SIXTY THREE THOUSAND FORTY FOUR AND 75/100-----
-----(\$63,044.75)----- Dollars, on the indebtedness secured by said mortgage, the said Sterling Savings Bank, Transferee,

by David J. Chastain, its duly authorized agent and auctioneer conducting

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
FRANK NELSON BUILDING
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, ALABAMA 35203-3687

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said sale does hereby grant, bargain, sell and convey unto the said Sterling Savings Bank, Transferee,

the following described property situated in Shelby County, Alabama, to-wit:

Lot 19, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

CHATTEL ITEMS: Wall to wall carpeting, dishwasher, vent fan, smoke detector and kitchen range

TO HAVE AND TO HOLD the above described property unto the said Sterling Savings Bank, Transferee, 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 Sterling Savings Bank, Transferee, by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the 30th day of August, 1990.

STERLING SAVINGS BANK, TRANSFEREE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 AUG 30 PM 12:15

By David J. Chastain
David J. Chastain
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON
JUDGE OF PROBATE

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain whose name as Auctioneer and Agent for Sterling Savings Bank, Transferee,

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 such Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 1990

NO TAX COLLECTED
1. Notary Fee \$3.00
2. Notary Fee \$3.00
3. Notary Fee \$3.00
4. Notary Fee \$3.00
5. Notary Fee \$3.00
6. Certified Fee \$1.00
Total \$12.00

Betty J. Calvert
Notary Public

My Commission Expires July 10, 1991

TRANSFEREE'S ADDRESS:
28400 Northwestern Hwy., Suite 400
Southfield, Michigan 48034