

629

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Patsy B. Ritch
UPN# 2114056

KNOW ALL MEN BY THESE PRESENTS: That Patsy B. Ritch, an unmarried woman did, on to-wit, the 30th day of June, 1989, execute a mortgage to Union Planters National Bank, which mortgage is recorded in Book 245, Page 828 which said mortgage was duly transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 305, Page 445 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Federal National Mortgage Association 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 published in Shelby County, Alabama, in its issues of September 5, 12, 19, 1990; and

WHEREAS, on 27th day of September, 1990, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Federal National Mortgage Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Shelby Resources, Inc., in the amount of Fifty Six Thousand Five Hundred Seventy Five and no/100 Dollars (\$56,575.00), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Shelby Resources, Inc., and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Fifty Six Thousand Five Hundred Seventy Five and no/100 Dollars (\$56,575.00), cash, the said Patsy B. Ritch, an unmarried woman, acting by and through the said Federal National Mortgage Association, by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, by JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Shelby Resources, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 1, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, page 1 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided

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Shelby Resources, Inc.
P.O. Box 419
Pelham, AL 35224

by the laws of the State of Alabama, and any taxes which may be due. Subject to the statutory rights of redemption of the Internal Revenue Service.

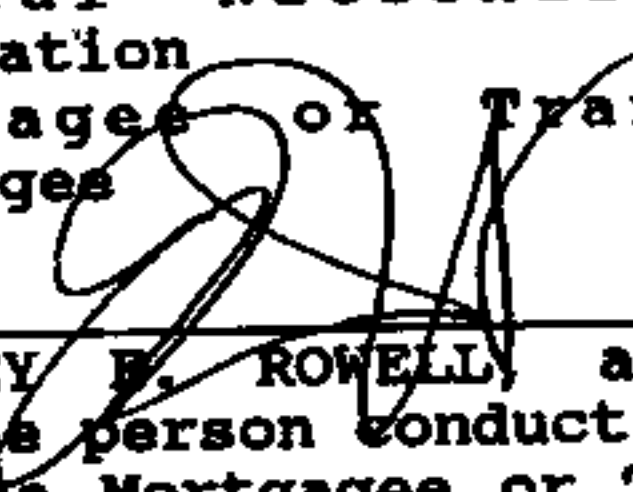
IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by JEFFREY E. ROWELL, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JEFFREY E. ROWELL, has executed this instrument in his capacity as such auctioneer on this the 27th day of September, 1990.

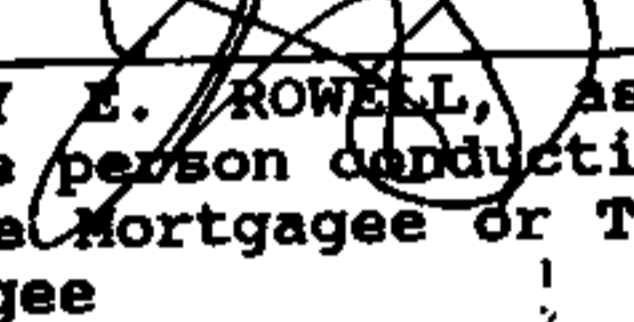
Patsy B. Ritch, an unmarried woman
Mortgagor

By Federal National Mortgage
Association
Mortgagee or Transferee of
Mortgagee

By 
JEFFREY E. ROWELL, as Auctioneer
and the person conducting said sale
for the Mortgagee or Transferee of
Mortgagee

Federal National Mortgage
Association
Mortgagee or Transferee of
Mortgages

By 
JEFFREY E. ROWELL, as Auctioneer
and the person conducting said sale
for the Mortgagee or Transferee of
Mortgagee

By 
JEFFREY E. ROWELL, as Auctioneer
and the person conducting said sale
for the Mortgagee or Transferee of
Mortgagee

1									
2									
3									
4									
5									
6									
Total									66.00

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


90 OCT 10 PM 12:15

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Theresa V. Merchant now known as Theresa V. Kirksey, a Notary Public in and for said State and County, hereby certify that JEFFREY E. ROWELL, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 27th day of September, 1990.


NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 23, 1992

Instrument prepared by:
JEFFREY E. ROWELL
SHAPIRO & KREISMAN
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209