

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Justin L. Moore
SFB# 13843

KNOW ALL MEN BY THESE PRESENTS: That, Justin L. Moore and wife, Kathy D. Moore did, on to-wit, the 10th day of April, 1987, execute a mortgage to First Southern Federal Savings & Loan Association, which mortgage is recorded in Book 124, Page 810 said Mortgage being re-recorded in Book 152, Page 530 which said mortgage was duly transferred and assigned to Southern Federal Bank for Savings by instrument recorded in Book 238, Page 651 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 Resolution Trust Corporation as Conservator for Southern Federal Savings Bank (formerly Southern Federal Bank for Savings) 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 19, 26, October 3, 1990; and

WHEREAS, on the 11th day of October, 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 Resolution Trust Corporation as Conservator for Southern Federal Savings Bank 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 Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, in the amount of Thirty Thousand Twenty Five and no/100 Dollars (\$30,025.00), which sum the said Resolution Trust Corporation as Conservator for Southern Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Resolution Trust Corporation as Conservator for Southern Federal Savings Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 Thirty Thousand Twenty Five and no/100 Dollars (\$30,025.00), cash, the said Justin L. Moore and wife, Kathy D. Moore, acting by and through the said Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, 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 Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

The East 1/2 of the NE 1/4 of SW 1/4 of NE 1/4 lying West of a gravel road running North and South through said parcel of land; being situated in Section 11, Township 24, Range 12 East, Shelby County, Alabama.

SUBJECT TO: Mineral and mining rights if not owned by Grantor.

Shapiro, Kruman
Noted by Dr. Smith 5

BOOK 314 PAGE 54

TO HAVE AND TO HOLD THE above described property unto Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Resolution Trust Corporation as Conservator for Southern Federal Savings Bank, 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 11th day of October, 1990.

Justin L. Moore and wife, Kathy D. Moore
Mortgagors

By Resolution Trust Corporation as
Conservator for Southern Federal Savings
Bank
Mortgagee or Transferee of Mortgagee

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

Resolution Trust Corporation as
Conservator for Southern Federal Savings
Bank
Mortgagee or Transferee of Mortgagee

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT 11 PM 4:03

JUDGE OF PROBATE

BOOK 314 PAGE 55

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 11th day of October, 1990.

1. Doc. Fee	NO TAX COLLECTED
2.
3.
4.
5.
6.
Total	\$10.00

Theresa Kirksey
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 22, 1992
GRANTEE'S ADDRESS
Post Office Drawer 4207
Gulfport, Mississippi 39502

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