

942
VA Form 26-40 (322)
JUNE 1983. Use optional. Section 1810,
Title 38 U.S.C. Acceptable to
Federal National Mortgage Association

Jones/AMC#508633

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Laurel Ann Espey, an unmarried woman, did execute a mortgage to Alliance Mortgage Company, which mortgage is recorded in Real Book 74, Page 668, in the Office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Alliance Mortgage Company did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama in its issues of September 19, 26 and October 3, 1990; and

WHEREAS, on October 16, 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 Alliance Mortgage Company, did offer for sale and did sell at public outcry, in front of the main entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid for cash obtained for the Property was the bid of Alliance Mortgage Company, in the amount of Seventy-Eight Thousand Nine Hundred Eighty-Five and 52/100 Dollars (\$78,985.52) which sum Alliance Mortgage Company offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Alliance Mortgage Company; and

WHEREAS, the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure 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 a credit of Seventy-eight Thousand Nine Hundred Eighty-Five and 52/100 Dollars (\$78,985.52) on the indebtedness secured by the Mortgage, Laurel Ann Espey, acting by and through Alliance Mortgage Company by Pamela A. West as the auctioneer and the person conducting the foreclosure sale for Alliance Mortgage Company and Alliance Mortgage Company by Pamela A. West as the auctioneer and the person conducting the foreclosure sale for Alliance Mortgage Company do hereby grant, bargain, sell and convey unto Alliance Mortgage Company, the following described real estate situated in Shelby County, Alabama.

Lot 8, in Block 4, according to a Resurvey, as recorded in Map Book 9, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama, of Block 4, BRECKENRIDGE PARK.

Lee d. Vandeyou
Bureau Foreman

Subject, however, to the following:

1. The lien for 1990 ad valorem taxes, now due and payable;
2. The lien for 1991 ad valorem taxes, a lien not yet due and payable;
3. The statutory rights of redemption on the parts of those entitled to redeem as provided by the laws of the State of Alabama; and
4. All easements, rights of way and restrictions of record.

TO HAVE AND TO HOLD THE Property unto Alliance Mortgage Company, forever; subject, however, to those exceptions noted above.

IN WITNESS WHEREOF, Alliance Mortgage Company has caused this instrument to be executed by Pamela A. West as auctioneer and the person conducting said sale for Alliance Mortgage Company and in witness whereof Pamela A. West has executed this instrument in her capacity as such auctioneer on this the 16th day of October, 1990.

****Laurel Ann Espey, Mortgagor**

By Alliance Mortgage Company
Mortgagee

By Pamela A. West
as Auctioneer and the person
conducting said sale for the
Mortgagee

****Alliance Mortgage Company**
Mortgagee

By Pamela A. West
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Mortgagee

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Pamela A. West whose name as Auctioneer and the person conducting said sale for Alliance Mortgage Company 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, she in her capacity as such Auctioneer and the person conducting said sale for Alliance Mortgage Company, and with full authority, executed this instrument voluntarily on the day the same bears date.

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

Thomaspine M Clayton
NOTARY PUBLIC

My Commission Expires: 4.9.94

THIS INSTRUMENT WAS PREPARED
BY AND RETURN TO:

Jill L. Verdeyen
BURR & FORMAN
420 20th Street N., Suite 3000
Birmingham, Alabama 35203
(205) 251-3000

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

90 OCT 16 PM 3:53

James A. Jennings, Jr.
JUDGE OF PROBATE

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NOTARY COLLECTED

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	7.50
4. Indexing Fee	-----	\$	3.00
5. Notary Fee	-----	\$	1.00
6. Certified Copy	-----	\$	1.00
Total	-----	\$	12.50