

1325

This instrument prepared by:
Jerry E. Held, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Guaranty Federal
P. O. Box 128
Birmingham, AL. 35201
(#01-00-014693)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of July, 1987, Hurshel D. Knowles and wife, Jeannie W. Knowles, executed a certain mortgage on real property hereinafter described to Guaranty Federal Savings & Loan Association, now known as Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 145, at Page 198; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Resolution

BOOK 318 PAGE 914

Sirote

Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 24, 31 and November 7, 1990; and

WHEREAS, on November 19, 1990, 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 Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association; and

WHEREAS, Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association was the highest bidder and best bidder in the amount of Sixty-Nine Thousand and No/100 Dollars (\$69,000.00) on the indebtedness secured by said mortgage, the said Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, does hereby grant, bargain, sell and convey unto Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Lot 7, Block 9, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, its successors/heirs 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 in the State of Alabama.

IN WITNESS WHEREOF, Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, Mortgagee, has caused this instrument to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal

this 19th day of November, 1990.

Resolution Trust Corporation as Receiver
for Guaranty Federal Savings & Loan Association

By:

James D. Campbell

Auctioneer and Attorney-in-Fact

James D. Campbell

Auctioneer Conducting Said Sale

1. Dead Tax	—	0
2. Mtg. Tax	—	0
3. Recording Fee	—	2.50
4. Indexing Fee	—	1.00
5. No Tax Fee	—	1.00
6. Certified Fee	—	1.00
Total	—	5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for Resolution Trust Corporation as Receiver for Guaranty Federal Savings & Loan Association, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 19th day of November, 1990.

Mahef Hadaway
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 20, 1994