

2083

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Richard Alan Ball
BBMC# 177561-2

KNOW ALL MEN BY THESE PRESENTS: That, Richard Alan Ball, an unmarried man did, on to-wit, the 29th day of July, 1985, execute a mortgage to Hall Financial Services, Inc., which mortgage is recorded in Liber 036, Page 211 which said mortgage was duly transferred and assigned to Mortgage Corporation of the South by instrument recorded in Liber 036, Page 215 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 BancBoston Mortgage Corporation (formerly Mortgage Corporation of the South) 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 November 7, 14, 21, 1990; and

WHEREAS, on the 30th day of November, 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 BancBoston Mortgage Corporation 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 BancBoston Mortgage Corporation, in the amount of Thirty Nine Thousand Seven Hundred Two and 03/100 Dollars (\$39,702.03), which sum the said BancBoston Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BancBoston Mortgage Corporation; 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 Nine Thousand Seven Hundred Two and 03/100 Dollars (\$39,702.03), cash, the said Richard Alan Ball, an unmarried man, acting by and through the said BancBoston Mortgage Corporation, by RUSSELLE L. HUBBARD, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BancBoston Mortgage Corporation, by RUSSELLE L. HUBBARD, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and RUSSELLE L. HUBBARD, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BancBoston Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence run West 400 feet; thence run North 150 feet to the point of beginning; thence run North 105 feet; thence run West 105 feet; thence South 105 feet; thence East 105 feet to the point of beginning; being situated in Shelby County, Alabama. A parcel of land situated in the S 1/2 of NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of the NW 1/4 of NW 1/4 of said Section 2 and run thence North along the East line a distance of 230.0 feet; thence turn left and run along the North line of 4th Avenue in a westerly direction a distance of 400 feet to the point of beginning; thence turn an angle of 90 deg. to the right and run Northerly a distance of 150.0 feet; thence turn an angle of 90 Deg. to the left and

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✓ Shipiro & Kreisman

run Westerly a distance of 105.0 feet; thence turn an angle of 90 Deg. to the left and run Southerly a distance of 150.0 feet; thence turn an angle of 90 deg. to the left and run Easterly and along the North line of 4th Avenue a distance of 105.0 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto BancBoston Mortgage Corporation, 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 BancBoston Mortgage Corporation, has caused this instrument to be executed by RUSSELLE L. HUBBARD, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said RUSSELLE L. HUBBARD, has executed this instrument in his capacity as such auctioneer on this the 30th day of November, 1990.

Richard Alan Ball, an unmarried man
Mortgagor

By BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By
RUSSELLE L. HUBBARD, as Auctioneer and
the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By
RUSSELLE L. HUBBARD, as Auctioneer and
the person conducting said sale for the
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RUSSELLE L. HUBBARD, 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 NOV 30 PM 3:48

JUDGE OF PROBATE

1. Deed Tax	---
2. Mtg. Tax	---
3. Recording Fee	---
4. Indexing Fee	---
5. Notary Fee	---
6. Certified Fee	---
Total	\$ 10.00

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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 RUSSELLE L. HUBBARD, 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 30th day of November, 1990.

Theresa V. Kirksey
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 23, 1992
GRANTEE'S ADDRESS
Post Office Box 44090
Jacksonville, Florida 32231

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