

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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KNOW ALL PERSONS BY THESE PRESENTS: That Dennis Carlin and wife, Patricia R. Carlin, did, on to-wit, July 28, 1988, execute a mortgage to Collateral Mortgage, Ltd. which is recorded in Book 198, Mortgage Record, Page 494, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by New South Federal Savings Bank by document recorded in Book 205, Page 478, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said New South Federal Savings Bank 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 Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of November 7, 14 & 21, 1990; and

WHEREAS, on December 4, 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 New South Federal Savings Bank did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said New South Federal Savings Bank, in the amount of SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00), which sum the said New South Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said New South Federal Savings Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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 a credit of SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00), on the indebtedness secured by said mortgage, the said Dennis Carlin and wife, Patricia R. Carlin, acting by and through the said New South Federal Savings Bank by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said New South Federal Savings Bank, by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and Ronald E. Henderson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto New South Federal Savings Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto New South 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.

Single Sexton

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IN WITNESS WHEREOF, the said New South Federal Savings Bank has caused this instrument to be executed by Ronald E. Henderson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Ronald E. Henderson has executed this instrument in his/her capacity as such auctioneer on this 4th day of December, 1990.

Dennis Carlin and wife,
Patricia R. Carlin, Mortgagor(s)

By New South Federal Savings Bank
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

New South Federal Savings Bank
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronald E. Henderson, 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this 4th day of December, 1990.

Mary Thelma Olson
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: JULY 24, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

THIS INSTRUMENT WAS PREPARED BY:
Robert R. Sexton, Attorney at Law
Suite 900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

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

90 DEC -4 PM 1:32

JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED
2. Mfg. Tax	0
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. N. T. Fee	1.00
6. Certified Fee	0
Total	9.00