

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Judy P. Burns, an unmarried woman, did execute a mortgage to First Guaranty Mortgage Corporation, which mortgage is recorded in Book 96, Page 663, in the Office of the Judge of Probate of Shelby County, Alabama, and re-recorded in said Probate Office in Book 102, Page 567, and which mortgage, security lien and the indebtedness secured thereby, was assigned to and acquired by First Guaranty Bank for Savings by instrument recorded in Book 108, Page 548, in said Probate Office, and further assigned to and acquired by Federal Home Loan Mortgage Corporation by instrument recorded in Book 108, Page 549, in said Probate Office, (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Federal Home Loan Mortgage Corporation 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 November 7, 14 and 21, 1990; and

WHEREAS, on December 6, 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 Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation in the amount of Sixty-One Thousand Three Hundred Ninety and 32/100 Dollars (\$61,390.32) which sum Federal Home Loan Mortgage Corporation offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Federal Home Loan Mortgage Corporation; 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 Sixty-One Thousand Three Hundred Ninety and 32/100 Dollars (\$61,390.32) on the indebtedness secured by the Mortgage, Judy P. Burns, an unmarried woman, acting by and through Federal Home Loan Mortgage Corporation by Pamela A. West as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation and Federal Home Loan Mortgage Corporation by Pamela A. West as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation and Pamela A. West as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation do hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, the following described real estate situated in Shelby County, Alabama:

Lot 53, according to a survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama, situated in the Town of Alabaster, Shelby County, Alabama.

Subject, however, to the following:

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

TO HAVE AND TO HOLD the Property unto Federal Home Loan Mortgage Corporation, forever; subject, however, to those exceptions noted above.

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation has caused this instrument to be executed by Pamela A. West as auctioneer and the person conducting said sale for Federal Home Loan Mortgage Corporation and in witness whereof Pamela A. West has executed this instrument in her capacity as such auctioneer on this the 6th day of December, 1990.

**JUDY P. BURNS, an unmarried woman,
Mortgagor

By FEDERAL HOME LOAN MORTGAGE
CORPORATION,
Transferee of Mortgagee

By Pamela A. West
as Auctioneer and the person
conducting said sale for the
Transferee of 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 Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 1990.


NOTARY PUBLIC

[S E A L]

My Commission Expires: 4/3/93

THIS INSTRUMENT WAS PREPARED
BY AND RETURN TO:

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

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

90 DEC -6 PM 3:01

JUDGE OF PROBATE

AD VALORE TAX
1. Deed Tax
2. Mill Tax
3. Recording Fee
4. Indexing Fee
5. Notary Fee
6. Total
7.50
3.40
1.00
1.00
12.50