

This instrument was prepared by:
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 Spain, Gillon, Grooms, Blan & Nettles
 2117 2nd Avenue North
 Birmingham, AL 35203

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: August 26, 1988, Robert G. Stimmel and wife, Diane L. Stimmel executed a certain mortgage on the property hereinafter described to Altus Mortgage Corp. as recorded in Book 202, Page 245 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Altus Bank, A Federal Savings Bank by instrument recorded in Book 202, Page 249 in the aforesaid Probate Office; said assignment being corrected and re-recorded in Book 206, Page 22 in the aforesaid Probate Office; said mortgage being transferred and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Book 324, Page 147 in the aforesaid Probate Office.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal Home Loan Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of January 16, January 23 and January 30, 1991; and

WHEREAS, on February 8, 1991, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Federal Home Loan Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Matthew A. Dinicholas was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal Home Loan Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal Home Loan Mortgage Corporation in the amount of One Hundred Twenty-five Thousand Four Hundred Nineteen and 04/100 Dollars (\$125,419.04), which sum of money Federal Home Loan Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, the said Federal Home Loan Mortgage Corporation by and through Matthew A. Dinicholas as Auctioneer conducting said sale and as attorney in fact for Federal Home Loan Mortgage Corporation and the said Matthew A. Dinicholas as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Federal Home

BOOK 328 PAGE 858

Loan Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Mallard Pointe Subdivision as recorded in Map Book 10, Page 70 amended by Map Book 12, Page 7 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Federal Home Loan Mortgage Corporation, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation has caused this instrument to be executed by and through Matthew A. Dinicholas as Auctioneer conducting said sale, and as Attorney in Fact, and Matthew A. Dinicholas as Auctioneer conducting said sale has hereto set his hand and seal on this the 8th day of February, 1991.


Matthew A. Dinicholas
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

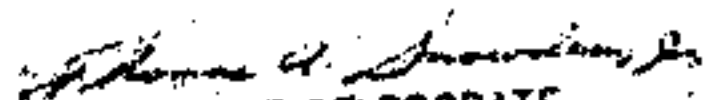
I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Matthew A. Dinicholas whose name as Auctioneer and Attorney in Fact for Federal Home Loan Mortgage Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of February, 1991.


Notary Public

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

91 FEB -8 PM 12:26


JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	—
2. Mtg. Tax	—
3. Recording Fee	— 5.00
4. Indexing Fee	— 5.00
5. No Tax Fee	— 1.00
6. Certified Fee	— 1.00
Total	— 10.00

BOOK 328 PAGE 859