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

SEND TAX NOTICE TO:
AmSouth Mortgage Company
P. O. Box 847
Birmingham, Al. 35201
(#227167)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of February, 1989, William G. Babcock and wife, Gail T. Babcock, executed that certain mortgage on real property hereinafter described to AmSouth Mortgage Company, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 227, at Page 196; said mortgage was subsequently transferred and assigned to AmSouth Bank, N.A., by instrument recorded in said county in Book 236, at Page 85; 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 AmSouth

Bank, N.A. 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 January 23, 30, and February 6, 1991; and

WHEREAS, on February 18, 1991, 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 AmSouth Bank, N.A. 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 AmSouth Bank, N.A.; and

WHEREAS, AmSouth Bank, N.A. was the highest bidder and best bidder in the amount of One Hundred Two Thousand and No/100 Dollars (\$102,000.00) on the indebtedness secured by said mortgage, the said AmSouth Bank, N.A., by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, AmSouth Bank, N.A., does hereby grant, bargain, sell and convey unto AmSouth Bank, N.A., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, according to J. A. Jones Survey as recorded in Map Book 7, page 74, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto AmSouth Bank, N.A., 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, AmSouth Bank, N.A., 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 on this 18th day of February, 1991

AmSouth Bank, N.A.

By:

James D. Campbell
Auctioneer and Attorney-in-Fact

James D. Campbell
Auctioneer Conducting Said Sale

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 AmSouth Bank, N.A., 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 18th day of February, 1991.

Ophelia R. Wyatt
Notary Public

My Commission Expires: 3-21-94

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

91 FEB 18 AM 11:01

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED
1. Deed Tax _____
2. Mig. Tax _____
3. Recording Fee _____
4. Indexing Fee _____
5. No Tax Fee _____
6. Certified Fee _____
Total _____

Return To *J. Campbell*
Sirois & Permutt, P.C.
2222 Arlington Avenue
P. O. Box 55727
Birmingham, Alabama 35255

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