

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jon Russell Creel
BBMC# 409099-1

KNOW ALL MEN BY THESE PRESENTS: That, Jon Russell Creel & wife, Nona V. Creel did, on to-wit, the 22nd day of May, 1986, execute a mortgage to Stockton, Whatley, Davin & Company, which mortgage is recorded in Volume 73, Page 457 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 Stockton, Whatley, Davin & Company) 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 February 20, 27, and March 6, 1991; and

WHEREAS, on the 15th day of March, 1991, 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 Ninety Seven Thousand Nine Hundred Twenty Four and 67/100 Dollars (\$97,924.67), 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 Ninety Seven Thousand Nine Hundred Twenty Four and 67/100 Dollars (\$97,924.67), cash, the said Jon Russell Creel & wife, Nona V. Creel, acting by and through the said BancBoston Mortgage Corporation, by MIKE T. ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BancBoston Mortgage Corporation, by MIKE T. ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MIKE T. ATCHISON, 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:

Lot 60, according to the Survey of Sunny Meadows 3rd Sector as recorded in Map Book 9, page 91 A and B in the Probate Office of 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 MIKE T. ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said MIKE T. ATCHISON, has executed this instrument in his capacity as such auctioneer on this the 15th day of March, 1991.

Jon Russell Creel & wife, Nona V. Creel
Mortgagors

By BancBoston Mortgage Corporation
Mortgagee or Transferee of
Mortgagee

By Mike T. Atchison
MIKE T. ATCHISON, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of
Mortgagee

BancBoston Mortgage Corporation
Mortgagee or Transferee of
Mortgagee

By Mike T. Atchison
MIKE T. ATCHISON, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of
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Mortgagee

BOOK 333 PAGE 722

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MIKE T. ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, 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 15th day of March, 1991.

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

91 MAR 15 PM 2:52

James H. Rowland, Jr.
JUDGE OF PROBATE

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

Janet F. Carson
NOTARY PUBLIC

GRANTEE'S ADDRESS
Post Office Box 44090
Jacksonville, Florida 32231

NO TAX COLLECTED

1. Deed Tax	8
2. Mtg. Tax	8
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. Notary Fee	1.00
6. Certified Copy	1.00
Total	10.00