

1345
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That Angie P. Reed, a single individual, did, on to-wit, August 31, 1987, execute a mortgage to Collateral Mortgage, Ltd., an Alabama Limited Partnership, which is recorded in Book 149, Page 318, 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 190, Page 697, 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 February 27, March 6 & 13, 1991; and

WHEREAS, on March 21, 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 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 SIXTY ONE THOUSAND AND NO/100 DOLLARS (\$61,000.00), 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 SIXTY ONE THOUSAND AND NO/100 DOLLARS (\$61,000.00), on the indebtedness secured by said mortgage, the said Angie P. Reed, a single individual, 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 69, according to the survey of Chanda Terrace, Third Sector, as recorded in Map Book 10 page 97 in the Probate Office of Shelby County, Alabama; being situated in 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.

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 capacity as such auctioneer on this 21st day of March, 1991.

BOOK 334 PAGE 592
Ringel Sexton

Angie P. Reed, a single individual,
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 JEFFERSON

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, in his 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 21st day of March, 1991.

Mary Paulette Osborn
NOTARY PUBLIC

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

My commission expires: _____

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

1. Dead Tax	_____
2. Mtg. Tax	_____
3. Recording Fee	_____
4. Indexing Fee	_____
5. Notary Fee	_____
6. Certified Fee	_____
Total	_____

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

91 MAR 21 PM 2:47

Robert R. Sexton
JUDGE OF PROBATE

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