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**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )

COUNTY OF Shelby )

KNOW ALL MEN BY THESE PRESENTS: That Lester C. Wyatt, a married man, did, on, to-wit, December 14, 1988, execute a mortgage to Jefferson Federal Savings and Loan Association of Birmingham, which mortgage is recorded in Real Property Book 217, Page 924 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 Jefferson Federal Savings and Loan Association of Birmingham 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 March 13, 20, and 27, 1991; and

WHEREAS, on April 5, 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 Jefferson Federal Savings and Loan Association of Birmingham 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, to wit:

**SEE ATTACHED EXHIBIT "A"**

and;

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Jefferson Federal Savings and Loan Association of Birmingham, in the amount of Three Hundred Forty Thousand and No/100 Dollars (\$340,000.00), which sum the said Jefferson Federal Savings and Loan Association of Birmingham offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Jefferson Federal Savings and Loan Association of Birmingham; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, 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 Three Hundred Forty Thousand and No/100 Dollars (\$340,000.00), cash credited against the indebtedness secured by said mortgage, the said Lester C. Wyatt, a married man, acting by and through the said Jefferson Federal Savings and Loan Association of Birmingham, by Sharon B. Rodgers, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Jefferson Federal Savings and Loan Association of Birmingham, by Sharon B. Rodgers, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Sharon B. Rodgers, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Jefferson Federal Savings and Loan Association of Birmingham, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD THE above described property unto Jefferson Federal Savings and Loan Association of Birmingham, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, the said Jefferson Federal Savings and Loan Association of Birmingham, has caused this instrument to be executed by Sharon B. Rodgers, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Sharon B. Rodgers, has executed this instrument in her capacity as such auctioneer on April 5, 1991.

Lester C. Wyatt, a married man,  
Mortgagor

By Jefferson Federal Savings and Loan  
Association of Birmingham,  
Mortgagee or Transferee of  
Mortgagee

By Sharon B. Rodgers  
Sharon B. Rodgers, as  
Auctioneer and the person  
conducting said sale for  
the Mortgagee or Transferee  
of Mortgagee

Jefferson Federal Savings and Loan  
Association of Birmingham,  
Mortgagee or Transferee of

Balch + Birmingham

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Mortgagee

By

Sharon B. Rodgers  
Sharon B. Rodgers, as  
Auctioneer and the person  
conducting said sale for  
the Mortgagee or Transferee  
of Mortgagee

Sharon B. Rodgers  
Sharon B. Rodgers, as  
Auctioneer and the person  
conducting said sale for  
the Mortgagee or Transferee  
of Mortgagee

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Millie L. Williams, a Notary Public in and for  
said State and County, hereby certify that Sharon B. Rodgers, 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, she, in her 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 that bears that same date.

Given under my hand and official seal this the April 5, 1991.

Millie L. Williams  
NOTARY PUBLIC

My Commission Expires 9-18-93

Instrument prepared by:  
Romaine S. Scott, III, Esquire  
BALCH & BINGHAM  
Post Office Box 306  
Birmingham, Alabama 35201

GRANTEE'S ADDRESS:  
Bonnye Paul  
Jefferson Federal Savings & Loan Assn.  
2131 Third Avenue North  
Birmingham, Alabama 35203

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# EXHIBIT "A"

A parcel of land located in the North Half of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 31; thence in an Easterly direction, a distance of 452.73 feet; thence 86 degrees 31 minutes 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet to a point in the approximate center line of an existing road; thence 100 degrees 04 minutes 45 seconds left, in a Southeasterly direction along said approximate center line, a distance of 380.41 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence 1 degree 41 minutes 30 seconds right, to chord and said curve, in a Southeasterly direction along said approximate center line of said existing road, a chord distance of 56.99 feet; thence 123 degrees 34 minutes 03 seconds right from said chord, in a Southwesterly direction, a distance of 41.65 feet to the point of beginning; thence continue along last described course, a distance of 282.17 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 205.86 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 282.17 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 205.86 feet to the point of beginning. Together with a non-exclusive easement for ingress and egress over, on or across the following described real property situated in the City of Pelham, Shelby County, Alabama, to-wit: A parcel of land located in the North Half of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 31; thence in an Easterly direction, a distance of 452.73 feet; thence 86 degrees 31 minutes 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet to a point in the approximate center line of an existing road; thence 100 degrees 04 minutes 45 seconds left, in a Southeasterly direction along said approximate center line, a distance of 380.41 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence 1 degree 41 minutes 30 seconds right, to chord and said curve, in a Southeasterly direction along said approximate center line of said existing road, a chord distance of 56.99 feet to the point of beginning; thence 123 degrees 34 minutes 03 seconds right from said chord, in a Southwesterly direction, a distance of 41.65 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 72.17 feet; thence 90 degrees 20 minutes 30 seconds left, in a Northeasterly direction, a distance of 81.26 feet to a point in said approximate center line of an existing road, said point being on a curve having a radius of 965.17 feet; thence 116 degrees 57 minutes 49 seconds left to tangent of said curve and in a Northwesterly direction along said curve to the left, a distance of 82.00 feet to the point of beginning. According to survey of Melvin P. Reynolds, Reg. No. 2087, dated November 30, 1988. Situated in Shelby County, Alabama.

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STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT 1988-1111  
91 APR -5 PM 3:30  
JUDGE OF

1. Deed Tax ~~NO TAX COLLECTED~~  
2. Mtg. Tax  
3. Recording Fee 3.58  
4. Indexing 1.00  
5. No. of Pages 1  
6. Certified True 1.00