

348

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, January 12, 1989, execute a mortgage to Jefferson Federal Savings and Loan Association of Birmingham, which mortgage is recorded in Real Property Book 222, Page 01 et seq., and amended by an Amendment to First Mortgage and Security Agreement recorded in Real Property Book 234, Page 540 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 February 20, 27, and March 6, 1991; and by publication of the continuation of the sale in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 20, 1991 and March 27, 1991;

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 Four Hundred Forty-Six Thousand Five Hundred Thirty-Nine and 39/100 Dollars (\$446,539.39), 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 Four Hundred Forty-Six Thousand Five Hundred Thirty-Nine and 39/100 Dollars (\$446,539.39), 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

Bald A Bingham

BOOK 337 PAGE 199

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

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

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 Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Quarter-Quarter Section a distance of 452.73 feet to a point; thence turn a deflection angle of 86 degrees 31 minutes 40 seconds to the right and run in a southerly direction a distance of 1321.78 feet to a point; thence turn a deflection of 47 degrees 06 minutes to the right and run in a southwesterly direction a distance of 250.20 feet to a point on the centerline of a road; thence turn a deflection angle of 79 degrees 55 minutes 15 seconds to the right and run in a northwesterly direction along the centerline of said road, a distance of 34.06 feet to the point of beginning; thence turn a deflection angle of 89 degrees 58 minutes 30 seconds to the left and run in a southwesterly direction a distance of 146.00 feet to a point; thence turn an interior angle of 142 degrees 00 minutes and run to the right in a westerly direction a distance of 152.97 feet to a point on the East right of way line of U. S. Highway 31, said point being a point on a curve; thence turn an interior angle of 91 degrees 18 minutes 15 seconds (angle measured to chord) and run to the right in a northerly direction along the east right of way line of U.S. Highway 31 and along the arc of a curve to the left having a central angle of 5 degrees 40 minutes 20 seconds and a radius of 2010.08 feet, a distance of 199.00 feet to a point on the center line of a road; thence turn an interior angle of 103 degrees 33 minutes 15 seconds (angle measured from chord) and run to the right in a northeasterly direction along the centerline of said road a distance of 85.50 feet to the PC of a curve; thence continue in a northeasterly to southeasterly direction along the arc of a curve to the right having a central angle of 66 degrees 50 minutes and a radius of 113.67 feet; a distance of 132.59 feet to the PT of said curve; thence continue in a southeasterly direction along the projection of the tangent to the last described curve and along the centerline of said road a distance of 115.60 feet to the point of beginning. Situated in Shelby County, Alabama.

BOOK 337 PAGE 201

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

91 APR -5 PM 3:29

Thomas H. Inoué, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED	
1. Deed Tax	\$
2. Mfg. Tax	\$
3. Recording Fee	7.50
4. Printing	3.00
5. Notary Fee	1.00
6. Corroborative Fee	1.00
Total	12.50