

1467

PLEASE SEND TAX NOTICE TO:

BRYAN LUQUIRE
1703 TRADEWINDS CIRCLE
ALABASTER, AL. 35007

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: the 31st day of October, 1985, Obie R. Moore and wife Sheror C. Moore, Mortgagors, executed a certain mortgage to SouthTrust Bank of Alabama, National Association, said mortgage being recorded in Real Volume 050, Page 471, 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 SouthTrust Bank of Alabama, National Association, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of March 27, April 3, and April 10, 1991; and

WHEREAS, on April 19, 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 the said SouthTrust Bank of Alabama, National Association, as Mortgagee, did offer for sale and sell at public outcry, at the main entrance of the Courthouse of Shelby County, Columbiana, Alabama, the property hereinafter described, and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Bryan Luquire and wife Sandra P. Luquire, in the amount of Thirty Eight Thousand Four Hundred Two and no/100 (\$38,402.00) Dollars, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bryan Luquire and wife Sandra P. Luquire; and

WHEREAS, Alan D. Levine conducted said sale on behalf of the said SouthTrust Bank of Alabama, National Association; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Thirty Eight Thousand Four Hundred Two and no/100 (\$38,402.00) Dollars Obie R. Moore and wife Sheror C. Moore, Mortgagor, by and through the said SouthTrust Bank of Alabama, National Association, Mortgagee by Alan D.

Return to
ALAN D. LEVINE
P.O. Box 55317
Tulsa, AL 36115

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Levine, as auctioneer does grant bargain, sell and convey unto the said Bryan Luguire and wife Sandra P. Luguire, the following described real property situated in Shelby County, Columbiana, Alabama, to-wit:

Lots 9 and 10, in Block 8, according to Survey and Map made by H.W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, on May 10, 1955, and recorded in Map Book 3, page 156, which said map is entitle "Alabaster Gardens" being a subdivision of part of South 1/2 of Southwest 1/4 of Section 35, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Bryan Luguire and wife Sandra P. Luguire, their heirs and assigns forever, subject, however, to the statutory right 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 Obie R. Moore and wife Sheror C. Moore, Mortgagor, by the said SouthTrust Bank of Alabama, National Association, as Mortgagee, by Alan D. Levine, as auctioneer conducting said sale cause these presents to be executed on this the 19th day of April, 1991.

OBIE R. MOORE
and wife SHEROR C. MOORE
MORTGAGORS

SOUTHRUST BANK OF ALABAMA, NATIONAL
ASSOCIATION MORTGAGEE

BY: *Alan D. Levine*
ALAN D. LEVINE
As Auctioneer

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

91 APR 19 PM 12:16

Thomas W. Schilling
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan D. Levine, whose name as auctioneer for the said SouthTrust Bank of Alabama, National Association, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day same bears dated.

Given under my hand and official seal on this the 19th day of April, 1991.

Janet B. White
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/18/94

THIS INSTRUMENT WAS PREPARED BY:

LEVINE AND SCHILLING

Post Office Box 55317

Birmingham, Alabama 35255-55317 (205) 328-0460

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| 1. Doc. Tax | \$ 38.50 |
| 2. Mfg. Tax | \$ |
| 3. Recording Fee | \$ 3.80 |
| 4. Transfer Fee | \$ 3.80 |
| 5. Notary Fee | \$ |
| 6. Certification | \$ 1.00 |
| Total | \$ 47.50 |