

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: January 29, 1988, Richard N. Carroll and wife, Melinda K. Carroll, Mortgagors, executed a certain mortgage to National Heritage Mortgage Corporation, a corporation, said mortgage being recorded in Book 171, Page 138, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on February 12, 1988, the said National Heritage Mortgage Corporation, a corporation, transferred and assigned said mortgage and the debt thereby secured to BancBoston Mortgage Corporation, being recorded in Book 329, Page 287. Said mortgage being again transferred on October 1, 1990 to Fireman's Fund Mortgage Corporation, a corporation, as transferee, said transfer being recorded in Book 316, Page 40, aforesaid records, and Fireman's Fund Mortgage Corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Fireman's Fund Mortgage Corporation, as transferee, 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, Columbiana, Alabama in its issues of February 27, March 6 and 13, 1991 and on April 3, 1991 said sale was continued to May 1, 1991, notice of said continuance being published in said newspaper on April 24, 1991; and
;and

WHEREAS, on May 1, 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 Fireman's Fund Mortgage Corporation, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, 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 Fireman's Fund Mortgage Corporation, as transferee, in the amount of One Hundred Nineteen Thousand Six Hundred Eighty Three and 28/100 Dollars (\$119,683.28) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Fireman's Fund Mortgage Corporation; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Fireman's Fund Mortgage Corporation; 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 One Hundred Nineteen Thousand Six Hundred Eighty Three and 28/100 Dollars (\$119,683.28), Richard N. Carroll and wife, Melinda K. Carroll, Mortgagors, by and through the said Fireman's Fund Mortgage Corporation, as transferee, do grant, bargain, sell and convey unto the said Fireman's Fund Mortgage Corporation, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

W. L. Longshore

Lot 93, Dearing Downs, Sixth Addition, Phase
II as recorded in Map Book 11, Page 31, in the
Probate Office of Shelby County, Alabama..

TO HAVE AND TO HOLD, the above described property unto
the said Fireman's Fund Mortgage Corporation, its successors 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 Richard N. Carroll and
wife, Melinda K. Carroll, Mortgagors, by the said Fireman's Fund
Mortgage Corporation, as transferee, by W. L. Longshore, Jr., as
auctioneer conducting said sale caused these presents to be
executed on this the 1st day of May, 1991.

RICHARD N. CARROLL AND WIFE,
MELINDA K. CARROLL,
MORTGAGORS

By: FIREMAN'S FUND MORTGAGE
CORPORATION
AS TRANSFEREE

STATE OF ALABAMA, SPECIAL
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY -7 AM 11:06

By:

W. L. Longshore, Jr.
W. L. Longshore, Jr.,
Auctioneer

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 W. L. Longshore, Jr.
whose name as auctioneer for the said Fireman's Fund Mortgage
Corporation, 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 the same
bears date.

Given under my hand and official seal this the 1st day
of May, 1991.

Connie L. Ladef
NOTARY PUBLIC
My Commission Expires: 7/10/94

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Evans & Longshore
1900 City Federal Building
Birmingham, Alabama 35203

1. Dead Tax	—	—
2. Mtg. Tax	—	—
3. Recording Fee	—	—
4. Indexing Fee	—	—
5. No Tax Fee	—	—
6. Certified Fee	—	—
Total	—	10.00