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This instrument was prepared by:
James G. Linderholm
✓ Johnston, Barton, Proctor,
Swedlaw & Naff
1100 Park Place Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Green Tree Acceptance, Inc.
P. O. Box 3317
324 Interstate Park Drive
Montgomery, Alabama 36109-0317

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That, WHEREAS on the 2nd day of March, 1989, John H. Hughes and wife, Monique M. Hughes executed a certain mortgage to Green Tree Acceptance, Inc., which said mortgage is recorded in Real Volume 228, Pages 713 through 716, 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 Green Tree Acceptance, Inc., 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 within Shelby County, Alabama, in its issues of May 8, 1991, May 15, 1991 and May 22, 1991; and

WHEREAS, on May 29, 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 Green Tree Acceptance, Inc. did offer for sale and sell at public outcry, in front of the courthouse door, Columbiana, Shelby County, 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 Green Tree Acceptance, Inc. in the amount of Thirty-Seven Thousand Four Hundred Twenty-Seven and 92/100 Dollars (\$37,427.92), which sum the said Green Tree Acceptance, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to; and

WHEREAS, Ellen C. Prescott conducted said sale on behalf of Green Tree Acceptance, Inc.; and

WHEREAS, said mortgage authorized Green Tree Acceptance, Inc. to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Thirty-Seven Thousand Four Hundred Twenty-Seven and 92/100 Dollars (\$37,427.92) on the indebtedness secured by said mortgage, the said John H. Hughes and wife, Monique M. Hughes by and through the said Green Tree Acceptance, Inc. by Ellen C. Prescott, as

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auctioneer conducting said sale, hereby grant, bargain, and sell to Green Tree Acceptance, Inc., the following described real property situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Pebble Creek as recorded in Map Book 13, Page 14 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the said Green Tree Acceptance, Inc., its successors and assigns, 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 John H. Hughes and wife, Monique M. Hughes, by and through the said Green Tree Acceptance, Inc., by Ellen C. Prescott, as auctioneer conducting said sale, have caused these presents to be executed on this the 29th day of May, 1991.

John H. Hughes and wife, Monique M. Hughes
Mortgagor
Green Tree Acceptance, Inc.
Mortgagee

By: Ellen C. Prescott
Ellen C. Prescott
Auctioneer

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

91 MAY 29 PM 3:07

Thomas W. Brown, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)

SHELBY COUNTY)

| NO. OF COPIES TO | |
|------------------|--------|
| 1 | Notary |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| Total | |

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ellen C. Prescott, whose name as auctioneer for Green Tree Acceptance, Inc., 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 1991.

Mary Theresa Kelly
Notary Public

My Commission Expires: 10-17-93