

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT GENE DARWIN ABBOTT and wife, MARILYN ABBOTT, did on January 17, 1977, execute a mortgage to AMORTIZED MORTGAGES INC., which mortgage is recorded in Mortgage Book 362, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, INC., by assignment dated February 14, 1977, and recorded in Mortgage Book 18, Page 789, in the Probate Records of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, 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 published in the City of Columbiana, County of Shelby, State of Alabama, in its issues of May 8, 15, and 22, 1991, and

WHEREAS, on June 10, 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 FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, INC., did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of RODNEY LYNN DAMON and wife, CHERYL ANN DAMON, in the amount of THIRTY-FOUR THOUSAND NINETY-ONE AND 11/100, (\$34,091.11) DOLLARS; and

WHEREAS, said mortgage 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 the sum of THIRTY-FOUR THOUSAND NINETY-ONE AND 11/100 (\$34,091.11), DOLLARS, the said GENE DARWIN ABBOTT and wife, MARILYN ABBOTT, acting by and through the said FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, INC., by JAMES J. ODOM, JR., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, INC., by JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto RODNEY LYNN DAMON and wife, CHERYL ANN DAMON the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 1, according to Survey of Meadowgreen as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto RODNEY LYNN DAMON and wife, CHERYL ANN DAMON, 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, also subject to prior liens, as valorem taxes, easements and restrictions of record.

102 Meadowgreen Rd.
Montevallo, AL

JS/15

IN WITNESS WHEREOF, the said FLEET MORTGAGE CORP. fka MORTGAGE ASSOCIATES, INC., has caused this instrument to be executed by JAMES J. ODOM, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JAMES J. ODOM, JR., has executed this instrument in his capacity as such auctioneer on this the 10th day of June, 1991.

GENE DARWIN ABBOTT and wife,
MARILYN ABBOTT
Mortgagors

BY: FLEET MORTGAGE CORP. fka
MORTGAGE ASSOCIATES, INC.
Mortgagee or Transferee of Mortgagee

BY: [Signature]
Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee

FLEET MORTGAGE CORP. fka
MORTGAGE ASSOCIATES, INC.
Mortgagee or Transferee of Mortgagee

BY: [Signature]
Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee

[Signature]
Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee

1. Doc Fee	34.50
2. Misc Fee	0.00
3. Recording Fee	3.88
4. Lending Fee	0.00
5. No 1st Fee	0.00
6. Curative Fee	0.00
Total	43.38

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 15 AM 8:30

JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES J. ODOM, JR., 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, he in his 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 the same bears date.

GIVEN under my hand and official seal this the 10th day of June, 1991.

[Signature]
Notary Public

My Commission Expires: 8-31-94

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & WILLIAMS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

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