

THE STATE OF ALABAMA \*  
COUNTY OF SHELBY \*

1216

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore and on, to wit July 23, 1987, Mike Catalanotto, Jr. and Carol R. Catalanotto executed that certain Mortgage to Altus Bank, a Federal Savings Bank, which said Mortgage is recorded in Book 142, Pages 249 through 252 of the Records in the Office of the Judge of Probate of Shelby County, Alabama; and said Mortgage having been assigned to Altus Federal Savings Bank by the Resolution Trust Corporation as Receiver for Altus Bank, a Federal Savings Bank; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, as holder of said Mortgage did declare all of the indebtedness secured by 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of June 17, 24, and July 1, 1991; and

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WHEREAS, on July 9, 1991, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana, Shelby County, Alabama at 11:55 a.m., to the highest bidder for cash, the hereinafter described real property; and

Miller Hamilton  
P.O. Box 46  
Mobile, AL 36601

WHEREAS, the highest and best bid was the bid of the Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, in the sum of NINE THOUSAND FOUR HUNDRED THIRTY FIVE AND 29/100 (\$9,435.29) DOLLARS; and

WHEREAS, Alan D. Levine as designated agent for Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and

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

NOW, THEREFORE, in consideration of the premises and credit of NINE THOUSAND FOUR HUNDRED THIRTY FIVE AND 29/100 DOLLARS (\$9,435.29) said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, by and through said Alan D. Levine, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

BOOK 354 PAGE 265

A parcel of land in the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 - 1/4 Section; thence run North along the West 1/4 - 1/4 line 685.09 feet to the point of beginning; thence continue last course 62.0 feet; thence run right 73 deg. 24' 58" and run Northeast 119.57 feet to a point on the curve of a cul-de-sac with a delta angle of 64 deg. 45' 07" and a radius of 50.0 feet; thence turn right 90 deg. 00'00" to tangent and run counterclockwise along the arc of said curve 56.51 feet; thence turn right 90 deg. 00'00" from tangent and run Southwest 142.69 feet; thence turn right 112 deg. 18'00" and run Northwest 155.67 to the point of beginning. Said parcel to be known as Lot 3, Danville Estates.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto the said Resolution Trust Corporation, as Conservator for Altus Federal

Savings Bank, its heirs, successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, by Alan D. Levine, as auctioneer conducting said sale has caused these presents to be executed on the 18<sup>th</sup> day of July, 1991.



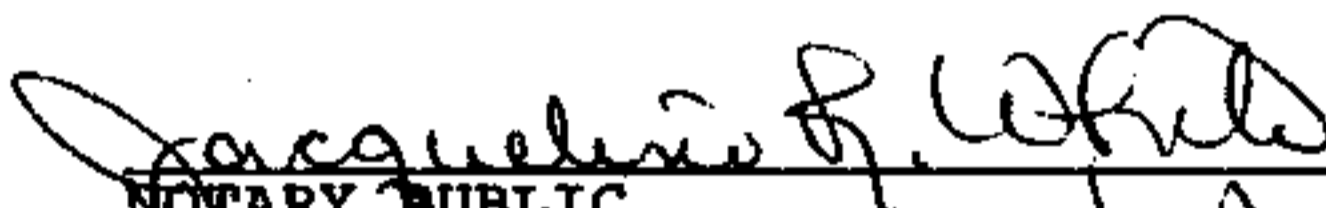
Alan D. Levine, as designated agent and auctioneer conducting said sale

STATE OF ALABAMA \*  
COUNTY OF JEFFERSON \*

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I, the undersigned, a notary public in and for said County and State, hereby certify that Alan D. Levine, whose name as designated agent and auctioneer for Resolution Trust Corporation as Conservator for Altus Federal Savings Bank, 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 said conveyance, he/she, in his/her capacity as such designated agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal, on this the 18<sup>th</sup> day of July, 1991.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/18/94

THIS INSTRUMENT PREPARED BY:

Richard A. Wright  
Miller, Hamilton, Snider & Odom  
Post Office Box 46  
Mobile, Alabama 36601  
(205) 432-1414

W7018P02/W2009999

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

91 JUL 18 PM 12:23

NO TAX COLLECTED JUDGE OF PROBATE

1. Notary Fee \_\_\_\_\_  
2. Notary Fee \_\_\_\_\_  
3. Advertising Fee \_\_\_\_\_  
4. Recording Fee \_\_\_\_\_  
5. Notary Fee \_\_\_\_\_  
6. Contract Fee \_\_\_\_\_  
Total 12.50