

STATE OF ALABAMA
COUNTY OF SHELBY

1366
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On December 21, 1987, Sandra Ray-Moore and husband, Norris A. Moore, executed a certain mortgage on the property hereinafter described to Collateral Mortgage, Ltd. which said mortgage is recorded in Book 166, Page 430 in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Collateral Mortgage, Ltd. 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 by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of June 19, June 26, and July 3, 1991; and

WHEREAS, on July 19, 1991, the day of which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Collateral Mortgage, Ltd. did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Brenda H. Adams was the Auctioneer who conducted said sale for the said Collateral Mortgage, Ltd.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Collateral Mortgage, Ltd. in the amount of One Hundred Seventeen Thousand Seven Hundred Twenty-One and 71/100 (\$117,721.71) Dollars which sum of money Collateral Mortgage, Ltd. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Collateral Mortgage, Ltd.; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Seventeen Thousand Seven Hundred Twenty-One and 71/100 (\$117,721.71) Dollars, the indebtedness secured by said mortgage, Collateral Mortgage, Ltd., by and through Brenda H. Adams, as Auctioneer conducting said sale and as attorney in fact for Collateral Mortgage, Ltd., and the said Brenda H. Adams, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Collateral Mortgage, Ltd. the following described property situated in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto

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✓ William G. Ratliff

Collateral Mortgage, Ltd., 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 Collateral Mortgage, Ltd., has caused this instrument to be executed by and through Brenda H. Adams, as Auctioneer conducting said sale, and as attorney in fact, and Brenda H. Adams as Auctioneer conducting said sale has hereto set her hand and seal on this the 19th day of July, 1991.

COLLATERAL MORTGAGE, LTD.

By: Brenda H. Adams
Brenda H. Adams as
Auctioneer and Attorney in Fact

Brenda H. Adams
Brenda H. Adams as
Auctioneer conducting said sale

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Brenda H. Adams whose name as Auctioneer and Attorney in Fact for Collateral Mortgage, Ltd. 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 and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

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

Judy C. Bishop
Notary Public
My commission expires: 10/23/93

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Brenda H. Adams whose name as Auctioneer 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 19th day of July, 1991.

1. Fixed Fee	
2. Misc. Fee	
3. Advertising Fee	
4. Commission Fee	
5. Notary Fee	
6. Certified Copy	
Total	<u>70.00</u>

Judy C. Bishop
Notary Public
My commission expires: 10/23/93

This instrument prepared by:

William A. Ratliff, Esq.
WALLACE, BROOKE & BYERS
2000-A SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209
(205) 870-0555

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

91 JUL 19 PM 2:51

William A. Ratliff
JUDGE OF PROBATE

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