

1563

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, April 24, 1986, Vincent Conrad Haydock and wife, Ann O. Haydock, Mortgagors, executed a certain mortgage to MortgageAmerica, Inc., a corporation, which said mortgage is recorded in Real 070, Page 512, in the Probate Office of Shelby County, Alabama; and

WHEREAS, on May 8, 1986, the said MortgageAmerica, Inc., a corporation, did transfer and assign said mortgage and the debt secured thereby to Birmingham Federal Savings and Loan Association, said transfer being recorded in Real Volume 119, Page 486, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Birmingham Federal Savings and Loan Association, a 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 publication in the Shelby County Reporter, a newspaper of general interest and circulation, published in Shelby County, Alabama, in its issues of June 26, July 3, 10, and 17, 1991, and in the Alabama Messenger, a newspaper of general interest and circulation, published in Jefferson County, Alabama, in its issues of June 22, 29, and July 6, 1991; and

WHEREAS, on July 23, 1991, the day on which the foreclosure sale was due to be held under the terms of the notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said Birmingham Federal Savings and Loan Association, a corporation, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

Gary St. Ferris
3000 South Trust Tower
Birmingham, Al.
35202

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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of _____

SouthTrust Bank of Alabama , National Association

in the amount of Two Hundred Twenty One Thousand Nine Hundred Sixty

Five and 68/100 -----(\$221,965.68),

which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to _____

SouthTrust Bank of Alabama, National Association;

and

WHEREAS, Alan L. King acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Two Hundred Twenty One Thousand Nine Hundred Sixty Five and

68/100-----(\$221,965.68),

Vincent Conrad Haydock and wife, Ann O. Haydock, Mortgagors, by and through the said Birmingham Federal Savings and Loan Association, a corporation, do grant, bargain, sell and convey unto the said SouthTrust Bank of Alabama, National Association

the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 511 according to the Survey of Riverchase County Club, 12th Addition, as recorded in Map Book 8, page 140 in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, 1991, and subsequent years.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the
said SouthTrust Bank of Alabama, National Association
 , 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 Vincent Conrad Haydock and
wife, Ann O. Haydock, by Birmingham Federal Savings and Loan
Association, a corporation, by Alan L. King, as auctioneer
conducting said sale, have caused these presents to be executed
on this the 23 day of JULY, 1991.

Birmingham Federal Savings and
Loan Association

Alan L. King
As Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Alan L. King, whose name as
auctioneer for Birmingham Federal Savings and Loan Association,
a corporation, is signed to the foregoing conveyance and who is
known to me, acknowledged before me on this day, 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 23rd day
of July, 1991.

Jada B. Wilger
Notary Public

This document prepared by:
Alan L. King
Attorney at Law
Corporate Center
2700 Byrd Drive, Suite 203
Birmingham, Alabama 35209
Telephone: (205) 871-2200

My Commission expires:

12-14-93

STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 23 PM 2:38

JUDGE OF PROBATE

1. Doc Fee	222.00
2. Reg Fee	7.50
3. Recording Fee	3.00
4. Notary Fee	1.00
5. Other Fees	
Total	233.50