

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Harris, Sr. and wife, Jan W. Harris, did, on to-wit, August 29, 1986, execute a mortgage to South States Mortgage Corporation which is recorded in Mortgage Record 089, Page 722, et seq., 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 BancBoston Mortgage Corporation by document recorded in Mortgage Book 089, Page 727, 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 BancBoston Mortgage Corporation 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 Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of July 24, 31 & August 7, 1991; and

WHEREAS, on August 20, 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 BancBoston Mortgage Corporation 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 the said BancBoston Mortgage Corporation, in the amount of THIRTY SIX THOUSAND FIVE HUNDRED TWENTY TWO AND 64/100 DOLLARS (\$36,522.64), which sum the said BancBoston Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BancBoston Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefore, and 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 a credit of THIRTY SIX THOUSAND FIVE HUNDRED TWENTY TWO AND 64/100 DOLLARS (\$36,522.64), on the indebtedness secured by said mortgage, the said John M. Harris, Sr. and wife, Jan W. Harris, acting by and through the said BancBoston Mortgage Corporation by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BancBoston Mortgage Corporation, by Ronald E. Henderson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and Ronald E. Henderson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BancBoston Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 138, according to the map of Siluria Mills, as recorded in Map Book 5 page 10 and 10A, in the Office of the Judge of Probate of Shelby County, Alabama and more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 and turn an angle right of 33 degrees 07 minutes 45 seconds as measured from the East line thereof and run in a Southwesterly direction a distance of 1076.12 feet; thence an angle right of 88 degrees 57 minutes and run in a Northwesterly direction a distance of 189.92 feet to the Southeast line of 2nd Court; thence an angle right of 91 degrees 30 minutes and run in a Northeasterly direction along the said 2nd Court a distance of 12.32 feet to the point of beginning; thence an angle left of 3 degrees 41 minutes 28 seconds and run along said Southeast line of 2nd Court a distance of 106.23 feet; thence 90 degrees right and run Southeasterly 100 feet; thence 90 degrees right and run Southwesterly 106.23 feet; thence 90 degrees right and run Northwesterly 100.00 feet to the point of beginning; being situated in the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

✓ Single, Sexton

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TO HAVE AND TO HOLD THE above described property unto BancBoston Mortgage Corporation 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 BancBoston Mortgage Corporation has caused this instrument to be executed by Ronald E. Henderson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Ronald E. Henderson has executed this instrument in his/her capacity as such auctioneer on this 20th day of August, 1991.

John M. Harris, Sr. and wife,
Jan W. Harris, Mortgagor(s)

By BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

BancBoston Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

Ronald E. Henderson
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronald E. Henderson, 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/she, in his/her 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 20th day of August, 1991.

Mary Paulette Osborn
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF ALABAMA
MY COMMISSION EXPIRES: JULY 24, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Robert R. Sexton, Attorney at Law
Suite 900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

91 AUG 20 PM 1:28

JUDGE OF PROBATE

No. 149 paid 11
Rec-500
Ind-300
Cert-100
Notary-100
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