

THIS INSTRUMENT PREPARED BY:
Carlos E. Heaps, Attorney
Bank for Savings Building
Suite 1300
Birmingham, Alabama 35203

SEND TAX NOTICES TO:
Associates Financial Services
Company of Alabama, Inc.
P.O. Box 36097
Birmingham, AL 35216

4392

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That WHEREAS, ON, TO-WIT:
February 12, 1990, Emma F. Harris, a single woman, executed a
certain mortgage on the property hereinafter described to
Associates Financial Services Company of Alabama, Inc., which said
mortgage is recorded in Book 278, Page 959, in the Office of the
Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage and Associates Financial Services Company
of Alabama, Inc., the owner and holder of said mortgage, the debt
thereby secured, and the property therein described, did declare
all of the indebtedness secured by said mortgage due and payable;
and

WHEREAS, notice of foreclosure of said mortgage and of the
sale of said property, in accordance with the terms of said
mortgage, was given by publication in the Shelby County Reporter,
a newspaper of general circulation in Shelby County, Alabama, in
its issues of July 3, 1991, July 10, 1991, and July 17, 1991, and
set for sale on July 26, 1991 on which date it was duly continued

Heaps & Ramsey

to August 23, 1991; and such continuance published on July 31, 1991 and

WHEREAS, on August 23, 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 was duly and properly conducted and Associates Financial Services Company of Alabama, Inc., as mortgagee, did offer for sale and sell at public outcry at the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Carlos E. Heaps, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Associates Financial Services Company of Alabama, Inc.; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Associates Financial Services Company of Alabama, Inc., in the amount of Forty Nine Thousand Six Hundred Thirty Six and 71/100 Dollars (\$49,636.71) on the indebtedness secured by the said mortgage, the said Associates Financial Services Company of Alabama, Inc., by and through Carlos E. Heaps, as Auctioneer conducting said sale and as attorney in fact for Associates Financial Services Company of Alabama, Inc., and the said Carlos E. Heaps, the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Associates Financial Services Company of Alabama, Inc., the following described real estate situated, lying and being in Shelby County, Alabama, to-wit:

Lots 9 and 10, according to Fancher's Subdivision of a portion of the SW1/4 of NE1/4, Section 3, Township 24 North, Range 12 East, according to Map recorded in Map Book 4, Page 31 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Associates Financial Services Company of Alabama, Inc., 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, Inc., and, subject also to easements and restrictions of record in the Shelby County Probate Office, and the lien for current ad valorem taxes.

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc. has caused this instrument to be executed by and through Carlos E. Heaps as Auctioneer conducting said sale, and as attorney in fact, and Carlos E. Heaps as Auctioneer conducting said sale has hereto set his hand and seal on this 26th day of August, 1991.

Emma F. Harris
MORTGAGOR

Associates Financial Services Company
of Alabama, Inc.,
AS MORTGAGEE



Carlos E. Heaps, as Auctioneer
and Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Carlos E. Heaps, 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 the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 26th day of Aug, 1991.

Lynda G. DeArman
NOTARY PUBLIC

My Commission Expires: 3-21-94

BOOK 361 PAGE 428

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no tax paid
1. Dead Tax _____
2. Mfg. Tax _____
3. Recording Fee _____
4. Indexing Fee _____
5. No Tax Fee _____
6. Certified Fee _____
Total \$ 12.00

1991 AUG 30 AM 9:57

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Lynda G. DeArman
NOTARY PUBLIC