

STATE OF ALABAMA :

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JEFFERSON COUNTY :

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: July 26, 1985, Haywood Griffin and Ella M. Griffin Bryant, executed a certain mortgage on property hereinafter described to Interstate Mortgage Corporation, which said mortgage is recorded in Real 36, page 512, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 publishing in said city by publication once a week for three consecutive weeks prior to said sale of 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Interstate Mortgage Corporation did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 23, 1991, January 30, 1991, and February 6, 1991; and

WHEREAS, on February 18, 1991, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and Interstate Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, John R. Frawley, Jr. was the auctioneer who conducted said foreclosure sale and John R. Frawley, Jr. was the person conducting the sale for the said Interstate Mortgage Corporation, and whereas the said Interstate Mortgage Corporation was the highest bidder and best bidder, in the amount of Twenty-nine Thousand Eight Hundred Ninety-three and 93/100 Dollars (\$29,893.93) on the indebtedness secured by said Mortgage, the said Interstate Mortgage Corporation, by and through John R. Frawley, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Interstate Mortgage Corporation the following described property situated in Shelby County, Alabama, to-wit:

A part of Lot No. 32, Block "A" according to the Map and Survey of Nickerson Addition to Alabaster, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 69, and being more particularly described as follows; Commence at the Southwest corner of the above said Lot No. 32 for the point of beginning. Thence continue along south line for a distance of 150.0' feet, thence run North and parallel to the west line for a distance

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John R. Frawley
P.O. Box - 101492

of 100.0' feet, thence run West and parallel to the South line for a distance of 150.0' feet, thence run South for a distance of 100.0' feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Interstate Mortgage Corporation, its heirs, and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Interstate Mortgage Corporation has caused this instrument to be executed by and through John R. Frawley, Jr., as auctioneer conducting the said sale and as Attorney-in-Fact, and John R. Frawley, Jr., as auctioneer conducting said sale, has hereto set his hand and seal on this the 20th day of February, 1991.

BY: [Signature]
AUCTIONEER AND ATTORNEY IN FACT
[Signature]
AUCTIONEER CONDUCTING SAID SALE

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STATE OF ALABAMA :
JEFFERSON COUNTY :

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Frawley, Jr., whose name as auctioneer and Attorney-in-Fact for Interstate Mortgage Corporation, and John R. Frawley, Jr., whose name as auctioneer conducting said sale, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20th day of February, 1991.

[Signature]
NOTARY PUBLIC

This Instrument Prepared [Signature]
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

John R. Frawley, Jr. 91 SEP -9 AM 9:53
Attorney at Law
Post Office Box 101493
Irondale, Alabama 35210-6493
(205) 956-9749

foreclosure deed

1. Dead Tax	
2. Mtg. Tax	<i>Not pay paid</i>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>10.00</u>