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STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On March 31, 1989, Dale L. Lee and wife, Joyce J. Lee executed a certain mortgage on the property hereinafter described to Collateral Mortgage, Ltd. which said mortgage is recorded in Book 233, Page 932 and assigned of record by Collateral Mortgage, Ltd. to New South Federal Savings Bank, a Federally Chartered Savings Bank, by instrument recorded in Book 235, Page 844 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

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WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said New South Federal Savings Bank 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 September 4, September 11 and September 18, 1991; and

WHEREAS, on September 30, 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 New South Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Anne C. Vines was the Auctioneer who conducted said sale for the said New South Federal Savings Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of New South Federal Savings Bank in the amount of One Hundred Forty-Two Thousand Six Hundred Fifty-Eight and 72/100 (\$142,658.72) Dollars which sum of money New South Federal Savings Bank offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to New South Federal Savings Bank; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Forty-Two Thousand Six Hundred Fifty-Eight and 72/100 (\$142,658.72) the indebtedness secured by said mortgage, New South Federal Savings Bank by and through Anne C. Vines, as Auctioneer conducting said sale and as attorney in fact for New South Federal Savings Bank and the said Anne C. Vines as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said New South Federal Savings Bank the following described property situated in Shelby County, Alabama to-wit:

*Wallace, Jordan, Ratliff
B. Ross, & Brandt.*

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A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, thence run in an easterly direction along the north line thereof a distance of 582.77 feet to the Point of Beginning; thence continue along said north line a distance of 552.22 feet; thence 88 degrees, 23 minutes, 01 seconds right in a southeasterly direction, a distance of 616.16 feet; thence 5 degrees, 06 minutes, 44 seconds right in a southeasterly direction, a distance of 167.28 feet to a point on the north side of the Merry Hill Farm Road; thence 50 degrees, 36 minutes, 13 seconds right in a southwesterly direction along said Road, a distance of 306.53 feet, thence 112 degrees, 11 minutes, 10 seconds right in a northwesterly direction, a distance of 171.38 feet; thence 58 degrees, 01 minutes, 41 seconds left in a northwesterly direction, a distance of 227.92 feet; thence 76 degrees, 14 minutes, 58 seconds right in a northwesterly direction, a distance of 818.65 feet to the Point of Beginning. Tract contains 10.45 acres, more or less.

TO HAVE AND TO HOLD the above described property unto New South Federal Savings Bank, 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 New South Federal Savings Bank has caused this instrument to be executed by and through Anne C. Vines as Auctioneer conducting said sale, and as attorney in fact, and Anne C. Vines as Auctioneer conducting said sale has hereto set her hand and seal on this the 30th day of September, 1991.

NEW SOUTH FEDERAL SAVINGS BANK,
A Federally Chartered Savings Bank

By: Anne C. Vines
Anne C. Vines as
Auctioneer and Attorney in Fact

Anne C. Vines
Anne C. Vines 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 Anne C. Vines whose name as Auctioneer and Attorney in Fact for New South Federal Savings Bank 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 30th day of September, 1991.

Brenda H. Adams

Notary Public

My commission expires: 9-6-95

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 Anne C. Vines 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 30th day of September, 1991.

Brenda H. Adams

Notary Public

My commission expires: 9-6-95

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This instrument prepared by:

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

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

91 SEP 30 PM 3:25

JUDGE OF PROBATE

| | | |
|------------------|----|-------|
| 1. Deed Tax | \$ | 7.50 |
| 2. Mtg. Tax | \$ | 2.50 |
| 3. Recording Fee | \$ | 3.00 |
| 4. Indexing Fee | \$ | 1.00 |
| 5. No Tax Fee | \$ | 1.00 |
| 6. Certified Fee | \$ | 1.00 |
| Total | \$ | 12.50 |