

VA Form 26-40 (322)  
JUNE 1983. Use optional. Section 1810,  
Title 38 U.S.C. Acceptable to  
Federal National Mortgage Association

823  
Name/AMC #GOLDEY

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
                              )  
SHELBY COUNTY         )

**KNOW ALL PERSONS BY THESE PRESENTS:** That Craig S. and wife, Lynda W. Goldey, did execute a mortgage to Alliance Mortgage Company, Inc., which mortgage is recorded in Real Volume 196, Page 414, in the Office of the Judge of Probate of Shelby County, Alabama, and which mortgage, security lien and the indebtedness secured thereby, was assigned to and acquired by Federal Home Loan Mortgage Corporation by instrument recorded in Real Volume 208, Page 233, in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgage"); and

**WHEREAS,** default was made in the payment of the indebtedness secured by the Mortgage and Federal Home Loan Mortgage Corporation did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the 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 October 16, 23 and 30, 1991; and

**WHEREAS,** on November 14, 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 Federal Home Loan Mortgage Corporation, did offer for sale and did sell at public outcry, in front of the main entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

**WHEREAS,** the highest and best bid for cash obtained for the Property was the bid of Federal Home Loan Mortgage Corporation, in the amount of One Hundred Thirty One Thousand, Eight Hundred Eighty Four and 25/100 Dollars (\$131,884.25) which sum Federal Home Loan Mortgage Corporation offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Federal Home Loan Mortgage Corporation; and

**WHEREAS,** the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure 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 One Hundred Thirty One Thousand, Eight Hundred Eighty Four and 25/100 Dollars (\$131,884.25) on the indebtedness secured by the Mortgage, Craig S. and wife, Lynda W. Goldey, acting by and through Federal Home Loan Mortgage Corporation by Carrie Bruhn as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation and Federal Home Loan Mortgage Corporation by Carrie Bruhn as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation and Carrie Bruhn as the auctioneer and the person conducting the foreclosure sale for Federal Home Loan Mortgage Corporation do hereby grant, bargain, sell and convey

unto Federal Home Loan Mortgage Corporation, the following described real estate situated in Shelby County, Alabama:

Lot 33, according to the Survery of Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 137, in the Probate Office of Shelby, Alabama

Subject, however, to the following:

1. The lien for 1991 ad valorem taxes, a lien now due and payable;
2. The statutory rights of redemption on the parts of those entitled to redeem as provided by the laws of the State of Alabama; and
3. All easements, rights of way and restrictions of record.

TO HAVE AND TO HOLD the Property unto Federal Home Loan Mortgage Corporation, forever; subject, however, to those exceptions noted above.

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation has caused this instrument to be executed by Carrie Bruhn as auctioneer and the person conducting said sale for Federal Home Loan Mortgage Corporation and in witness whereof Carrie Bruhn has executed this instrument in her capacity as such auctioneer on this the 14th day of November, 1991.

Craig S. and wife, Lynda W. Goldey,  
Mortgagors

By: Federal Home Loan Mortgage Corporation, Holder of the Mortgage

By: Carrie Bruhn  
as Auctioneer and the person conducting said sale for the Holder of the Mortgage

Federal Home Loan Mortgage Corporation, Holder of the Mortgage

By: Carrie Bruhn  
as Auctioneer and the person conducting said sale for the Holder of the Mortgage

Carrie Bruhn  
as Auctioneer and the person conducting said sale for the Holder of the Mortgage

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Carrie Bruhn, whose name as Auctioneer and the person conducting said sale for Federal Home Loan Mortgage Corporation 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 the person conducting said sale for Federal Home Loan Mortgage Corporation, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of November, 1991.

Ophelia R. Kyatt  
NOTARY PUBLIC

[S E A L]

My Commission Expires: 3-21-94

THIS INSTRUMENT WAS PREPARED  
BY AND RETURN TO:

Kendall W. Maddox  
BURR & FORMAN  
3000 SouthTrust Tower  
420 North 20th Street  
Birmingham, Alabama 35203  
(205) 251-3000

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

91 NOV 14 PM 2:38

William H. [Signature]  
JUDGE OF PROBATE

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