

2007

CORRECTIVE MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS: That Lester C. Wyatt, a married man, did, on, to-wit, January 12, 1989, execute a mortgage to Jefferson Federal Savings and Loan Association of Birmingham (the "Bank"), which mortgage is recorded in Real Property Book 222, Page 01 et seq., and amended by an Amendment to First Mortgage and Security Agreement recorded in Real Property Book 234, Page 540 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on March 8, 1991, the Resolution Trust Corporation (the "RTC") was appointed as Receiver (the "Receiver") for the Bank by the Office of Thrift Supervision ("OTS") by OTS Order No. 91-138 pursuant to § 5(d)(2)(H)(ii) of the Home Owners' Loan Act of 1933, as amended by § 301 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989; and

WHEREAS, on March 8, 1991, the Receiver entered into a Purchase and Assumption Agreement with Jefferson Federal Savings and Loan Association, F.A. a newly chartered federal association (the "Association") which agreement transferred certain of the assets of the Bank to the Association; and

WHEREAS, on March 8, 1991, the OTS by Order No. 91-138 appointed the RTC as Conservator for the Association; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said RTC as Conservator for the Association as holder of said indebtedness 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 20, 27, and March 6, 1991; and by publication of the continuation of the sale in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 20, 1991 and March 27, 1991;

WHEREAS, on April 5, 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 RTC as Conservator for the Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described, to wit:

SEE ATTACHED EXHIBIT "A"

and;

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of RTC as Conservator for the Association, in the amount of Four Hundred Forty-Six Thousand Five Hundred Thirty-Nine and 39/100 Dollars (\$446,539.39), which sum the said RTC as Conservator for the Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said RTC as Conservator for the Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, 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 Four Hundred Forty-Six Thousand Five Hundred Thirty-Nine and 39/100 Dollars (\$446,539.39), cash credited against the indebtedness secured by said mortgage, the said Lester C. Wyatt, a married man, acting by and through the said RTC as Conservator for the Association, by Sharon B. Rodgers, as auctioneer and the person conducting the said sale for the mortgagee or transferee of mortgagee, and the said RTC as Conservator for the Association, by Sharon B. Rodgers, as said auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, and Sharon B. Rodgers, as said auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, do hereby grant, bargain, sell and convey unto RTC as Conservator for the Association, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD THE above described property unto RTC as Conservator for the Association, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, the said RTC as Conservator for the Association, has caused this

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Patricia Porter

instrument to be executed by Sharon B. Rodgers, as auctioneer and the person conducting said sale for the mortgagee or transferee of mortgage, and in witness whereof the said Sharon B. Rodgers, has executed this instrument in her capacity as such auctioneer on April 5, 1991.

This Corrective Foreclosure Deed is filed for the sole purpose of reflecting that prior to foreclosure the RTC became conservator of Jefferson Federal Savings and Loan Association, F.A.

Lester C. Wyatt, a married man,
Mortgagor

By Resolution Trust Corporation as
Conservator for Jefferson Federal Savings and Loan
Association, F. A.,
mortgagee or transferee of
mortgagee

By Sharon B. Rodgers
Sharon B. Rodgers, as
Auctioneer and the person
conducting said sale for
the mortgagee or transferee
of mortgagee

Jefferson Federal Savings and Loan
Association of Birmingham,
mortgagee or transferee of
mortgagee

By Sharon B. Rodgers
Sharon B. Rodgers, as
Auctioneer and the person
conducting said sale for
the mortgagee or transferee
of mortgagee

Sharon B. Rodgers
Sharon B. Rodgers, as
Auctioneer and the person
conducting said sale for
the mortgagee or transferee
of mortgagee

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Lami M. Ingram, a Notary Public in and for
said State and County, hereby certify that Sharon B. Rodgers, 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, she, in 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 that bears that same date.

Given under my hand and official seal this the 3rd day of December, 1991.

Lami M. Ingram
NOTARY PUBLIC

My Commission Expires 02-20-93

Instrument prepared by:
Romaine S. Scott, III, Esquire
BALCH & BINGHAM
Post Office Box 306
Birmingham, Alabama 35201

Exhibit "A"

A Parcel of land located in the North Half of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Quarter-Quarter Section a distance of 452.73 feet to a point; thence turn a deflection angle of 86 degrees 31 minutes 40 seconds to the right and run in a southerly direction a distance of 1321.78 feet to a point; thence turn a deflection of 47 degrees 06 minutes to the right and run in a southwesterly direction a distance of 250.20 feet to a point on the centerline of a road; thence turn a deflection angle of 79 degrees 55 minutes 15 seconds to the right and run in a northwesterly direction along the centerline of said road, a distance of 34.06 feet to the point of beginning; thence turn a deflection angle of 89 degrees 58 minutes 30 seconds to the left and run in a southwesterly direction a distance of 146.00 feet to a point; thence turn an interior angle of 142 degrees 00 minutes and run to the right in a westerly direction a distance of 152.97 feet to a point on the East right of way line of U. S. Highway 31, said point being a point on a curve; thence turn an interior angle of 91 degrees 18 minutes 15 seconds (angle measured to chord) and run to the right in a northerly direction along the east right of way line of U.S. Highway 31 and along the arc of a curve to the left having a central angle of 5 degrees 40 minutes 20 seconds and a radius of 2010.08 feet, a distance of 199.00 feet to a point on the center line of a road; thence turn an interior angle of 103 degrees 33 minutes 15 seconds (angle measured from chord) and run to the right in a northeasterly direction along the centerline of said road a distance of 85.50 feet to the PC of a curve; thence continue in a northeasterly to southeasterly direction along the arc of a curve to the right having a central angle of 66 degrees 50 minutes and a radius of 113.67 feet; a distance of 132.59 feet to the PT of said curve; thence continue in a southeasterly direction along the projection of the tangent to the last described curve and along the centerline of said road a distance of 115.60 feet to the point of beginning. Situated in Shelby County, Alabama.

BOOK 376 PAGE 25

BOOK 337 PAGE 201

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

01 APR -5 PM 3: 29

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	7.50
3. Recording Fee	\$	3.00
4. Indexing Fee	\$	5.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00

Total \$12.50

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

91 DEC -4 PM 4: 03

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax	\$	7.50
3. Recording Fee	\$	3.00
4. Indexing Fee	\$	5.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.50