

State of Alabama

County of Jefferson

3028

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, the 16th day of August, 19 88, Robert C. Webb & wife, Catherine C. Webb executed a certain mortgage on the property hereinafter described to First Capital Mortgage Corporation as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 201, Record of Mortgages, at Page 192, said mortgage being transferred and assigned to Fleet Finance, Inc. by instrument recorded in Book 201, Page 197, in the aforesaid Probate Office

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 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Fleet Finance, Inc. 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 newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 4, December 11 and December 18, 1991; and

WHEREAS, on December 30, 1991, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and

Fleet Finance, Inc., did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Fleet Finance, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Fleet Finance, Inc. in the amount of Twenty One Thousand, Seventy Seven Dollars and 78/100---- Dollars (\$ 21,077.78***) which sum of money Fleet Finance, Inc. offered to credit on the indebtedness secured to said mortgage, the said Fleet Finance, Inc.

by and through Scott J. Humphrey as Auctioneer conducting said sale and as Attorney-in-Fact for Fleet Finance, Inc. and the said

Scott J. Humphrey as Auctioneer conducting sale does hereby GRANT, BARGAIN,

Scott J. Humphrey
Columbiana, Suite 654

BOOK 380 PAGE 297

SELL AND CONVEY unto the said Fleet Finance, Inc.

the following described property situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Woodland Hills, First Phase, Second Sector, as recorded in Map Book 5, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Fleet Finance, Inc.

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, Fleet Finance, Inc. has caused this instrument to be executed by and through Scott J. Humphrey as Auctioneer conducting said sale, and as Attorney-in-Fact, and Scott J. Humphrey as Auctioneer conducting said sale has hereto set his hand and seal on this the 30 day of December, 19 91

Robert C. Webb and Catherine C. Webb

By: [Signature]

Attorney-in-Fact

Fleet Finance, Inc.

By: [Signature]

The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact.

[Signature]
As the Auctioneer and person making said sale

The State of Alabama

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as Attorney-in-Fact for Robert C. Webb & Catherine C. Webb, whose name as Attorney-in-Fact and agent for

Fleet Finance, Inc., and whose name as Auctioneer and person making said sale, 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 said conveyance, he, in his capacity as such attorney-in-fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 30 day of December, 19 91.

This instrument was prepared by:

S. Kent Stewart
Stewart and Associates, P.C.
3800 Colonnado Parkway, Suite 650
Birmingham, Alabama 35243

[Signature]
Notary Public in and for the State of Alabama, at large

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

91 DEC 30 PM 3:32

JUDGE OF PROBATE

1. Deed Tax	\$11.00
2. Mig. Tax	\$4.00
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$10.00