

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS James R. Barton and wife, W. Rebecca Barton, did on the 18th day of September, 1987, execute a mortgage to First Union Mortgage Corporation, which mortgage is recorded in Mortgage Book 152, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama; ~~and~~ which said mortgage was duly transferred and assigned to Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, its successors and assigns, by instrument recorded in Book 383 at Page 586, in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said First Union Mortgage Corporation, Transferee,

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 in Shelby County, Alabama, in its issues of February 5, 1992, February 12, 1992, and February 19, 1992; and

WHEREAS, on March 4, 1992, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said First Union Mortgage Corporation, Transferee,

did offer for sale and did sell at public outcry, in front of the Court House door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said First Union Mortgage Corporation, Transferee,

in the amount of -----ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED FORTY TWO AND 79/100-----(\$116,542.79)-----Dollars, which sum the said First Union Mortgage Corporation, Transferee,

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said First Union Mortgage Corporation, Transferee; and

WHEREAS, David J. Chastain conducted said sale on behalf of First Union Mortgage Corporation, Transferee; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of -----ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED FORTY TWO AND 79/100-----(\$116,542.79)-----Dollars, on the indebtedness secured by said mortgage, the said First Union Mortgage Corporation, Transferee,

by David J. Chastain, its duly authorized agent and auctioneer conducting

THIS INSTRUMENT WAS PREPARED BY
DAVID J. CHASTAIN, ATTORNEY
FRANK NELSON BUILDING
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, ALABAMA 35203-3687

said sale does hereby grant, bargain, sell and convey unto the said First Union Mortgage Corporation, Transferee,

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

A parcel of land in the NE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 1/4 1/4 section; thence run South 89 deg. 52 min. 26 sec. West along the South 1/4 1/4 line 200.00 feet to the point of beginning; thence continue last course 502.13 feet; thence run North 07 deg. 15 min. 26 sec. West 657.33 feet to the South right of way of Big Oak Circle; thence run North 89 deg. 45 min. 15 sec. East along said right of way 82.92 feet to the point of a counterclockwise curve having a delta angle of 48 deg. 11 min. 23 sec. and a radius of 30.00 feet; thence run along the arc of said curve 25.23 feet to the point of a clockwise curve having a delta angle of 48 deg. 11 min. 23 sec. and a radius of 60.00 feet; thence run along the arc of said curve 50.46 feet; thence run South 34 deg. 59 min. 11 sec. East 758.71 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto the said First Union Mortgage Corporation, Transferee, 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, the said First Union Mortgage Corporation, Transferee, by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the 4th day of March, 1992.

FIRST UNION MORTGAGE CORPORATION,
Transferee

By David J. Chastain
David J. Chastain
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain whose name as Auctioneer and Agent for First Union Mortgage Corporation, Transferee,

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, he, in his capacity as such Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of March, 1992.

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR -4 PM 2:30

JUDGE OF PROBATE

Deety J. Calvert
Notary Public

My Commission Expires on August 19, 1995

TRANSFEEE'S ADDRESS:
c/o First Union Mortgage Corporation
P. O. Box 18109
Raleigh, North Carolina 27619

1. Deed Tax	_____	\$0.00
2. Mig. Tax	_____	\$0.00
3. Recording Fee	_____	\$5.00
4. Indexing Fee	_____	\$3.00
5. No Tax Fee	_____	\$1.00
6. Certified Fee	_____	\$1.00
Total	_____	\$10.00