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This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
1003-91-64940

CENTRAL BANK OF THE SOUTH

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: JANUARY 24, 1989, Joseph S. DeMarco, mortgagor, executed a certain mortgage to Central Bank of the South which said mortgage is recorded in Book 224, page 163, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Central Bank of the South 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, 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 12, 19, and 26, 1992; and,

WHEREAS, on March 11, 1992, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Central Bank of the South did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in 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 Jackie Williams Company, Inc. in the amount of Forty-eight Thousand and 00/100 Dollars (\$48,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to the Jackie Williams Company, Inc.; and,

WHEREAS, Jennifer P. Dent acted as auctioneer as provided in said mortgage and conducted the said sale; and,

BOOK 395 PAGE 166

Jackie Williams Co.

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 the credit of Forty-eight Thousand and 00/100 Dollars (\$48,000.00), Joseph S. DeMarco, mortgagor, by and through the said Jennifer P. Dent, does grant, bargain, sell and convey unto the said Jackie Williams Company, Inc., the following described real property, situated in Shelby County, Alabama, to-wit:

Lots 9, 23, 24, 29 and 30, according to the Resurvey of Dearing Downs, 5th Sector, according to Map Book 10 page 71 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Jackie Williams Company, Inc., 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, the said Central Bank of the South, by Jennifer P. Dent, as auctioneer conducting said sale, has caused these presents to be executed on this, the 13th day of March, 1992.

CENTRAL BANK OF THE SOUTH

BY: Jennifer P. Dent
Jennifer P. Dent, As Auctioneer

THE STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer P. Dent, whose name as auctioneer for Central Bank of the South, 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 this 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 13th day of March, 1992.

Jessie Danna Rynn
Notary Public

MY COMMISSION EXPIRES MARCH 24, 1992

BOOK 395 PAGE 168

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

92 MAR 17 PM 3:38

John W. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 48.00
2. Mig. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 59.50