

MORTGAGE FORECLOSURE DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on the 22nd day of July, 1986, Richard S. Knox, a single person; and H. R. Knox, a married man; mortgagors, executed a certain mortgage to Molton, Allen & Williams, Ltd., which said mortgage is recorded in Book 082, Page 659, in the Office of the Judge of Probate of Shelby County, Alabama; which said mortgage was transferred and assigned by Molton, Allen & Williams, Ltd. to Molton, Allen & Williams Corporation by assignment dated the 2nd day of January, 1989 recorded in Book 239, Page 999, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Molton, Allen & Williams Corporation did declare all of the indebtedness secured by the 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, Columbiana, Alabama, in its issues of March 25, April 1 and 8, 1992; and

WHEREAS, on April 23, 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 Molton, Allen & Williams Corporation did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, 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 Molton, Allen & Williams Corporation in the amount of Thirty Seven Thousand Five Hundred Thirty-four and 01/100 (\$37,534.01) Dollars, which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Molton, Allen & Williams Corporation; and

WHEREAS, William Patrick Harkins acted as auctioneer as provided in said mortgage and conducted said sale; 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 the credit of Thirty Seven Thousand Five Hundred Thirty-four and 01/100 (\$37,534.01) Dollars, Richard S. Knox and H. R. Knox,

04/23/1992-05617 12:48:00 PM SHELBY COUNTY 003 WCD 12.50

Carroll, Newell

by and through the said Molton, Allen & Williams Corporation, does grant, bargain, sell and convey unto the said Molton, Allen & Williams Corporation the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1, Block "A", according to plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Reference is made to the Rider ("Rider") attached thereto and executed of even date therewith, which is incorporated therein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of the Mortgage as if the Rider were a part thereof.

Together with the hereditaments and appurtenances thereunto belonging, and also together with all equipment and fixtures for heating and lighting now or hereafter installed therein by the Mortgagor, including: range/oven and dishwasher.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1992.
2. Any and all easements and/or restrictions of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of or resulting from the foreclosure of that certain mortgage executed by Richard S. Knox, a single person; and H. R. Knox, a married man; to Molton, Allen & Williams, Ltd. recorded in Book 082, Page 659, in the Office of the Judge of Probate of Shelby County, Alabama. Also subject to right of the United States to redeem the subject property from said foreclosure sale as provided by Federal Tax Lien Act of 1966 (26 U.S.C. 7425).

TO HAVE AND TO HOLD the above described property unto the said Molton, Allen & Williams Corporation, 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 Richard S. Knox and H. R. Knox, mortgagors, by Molton, Allen & Williams Corporation by William Patrick Harkins, as auctioneer conducting said sale, has caused these presents to be executed on this the 23rd day of April, 1992.

MOLTON, ALLEN & WILLIAMS CORPORATION
By: 
AS AUCTIONEER

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Patrick Harkins, whose name as auctioneer for Molton, Allen & Williams 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 said conveyance, he, in his capacity as such auctioneer executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 1992.

E. Kay Wallace

NOTARY PUBLIC

My commission expires: 11-28-92

THIS INSTRUMENT WAS PREPARED BY:
James Robert Scalco
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35203
Telephone: (205) 251-1164