

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

George Steven Dison

COUNTY OF SHELBY)

Loan# 210867-8
MAP# 92-0130

KNOW ALL MEN BY THESE PRESENTS: That, George Steven Dison and wife, Kathleen H. Dison did, on to-wit: the 30th day of April, 1987 execute a mortgage to Liberty Mortgage Corporation, which mortgage is recorded in BOOK 128 PAGE 584; said mortgage transferred and assigned to Citizens & Southern Commercial Corporation by instrument dated the 30th day of April, 1987 and recorded in BOOK 128 PAGE 588; said mortgage transferred and assigned to NationsBanc Mortgage Corporation by instrument dated the 10th day of June, 1992 and recorded as INST# 1992-10815 et seq., 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 NationsBanc Mortgage Corporation 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 June 17, 24, and July 1, 1992; and

WHEREAS, on the 22nd day of July, 1992, 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 NationsBanc Mortgage Corporation 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; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of NationsBanc Mortgage Corporation in the amount of Sixty Five Thousand One Hundred Thirteen Dollars and 24/100 DOLLARS (\$65,113.24), which sum the said NationsBanc Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said NationsBanc Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer of 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 Sixty Five Thousand One Hundred Thirteen Dollars and 24/100 DOLLARS (\$65,113.24), cash, the said George Steven Dison and wife, Kathleen H. Dison, acting by and through the said NationsBanc Mortgage Corporation by Judy Pickens, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said NationsBanc Mortgage Corporation, by Judy Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Judy Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto NationsBanc Mortgage Corporation the following described real estate situated in Shelby County, Alabama to wit:

Lot 15, Block 2, according to the survey of Southwind, 1st Sector, as recorded in Map Book 6 page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto NationsBanc Mortgage Corporation forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said NationsBanc Mortgage Corporation, has caused this instrument to be executed by Judy Pickens, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Judy Pickens, has executed this instrument in her capacity as such

auctioneer on this the 22nd day of July, 1992.

George Steven Dison and wife,
Kathleen H. Dison
Mortgagor

BY NationsBanc Mortgage
Corporation
Mortgagee or Transferee of
Mortgage

BY Judy Pickens
Judy Pickens, as Auctioneer
and the person conducting said
sale for the Mortgagee or
Transferee of Mortgagee or
Transferee of Mortgagee

NationsBanc Mortgage Corporation
Mortgagee or Transferee of
Mortgage

BY Judy Pickens
Judy Pickens, as Auctioneer
and the person conducting said
sale for the Mortgagee or
Transferee of Mortgagee

BY Judy Pickens
Judy Pickens,
as Auctioneer and the person
conducting sale for the
Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Judy Pickens, 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 name and official seal this the 22nd day of July, 1992.

[Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 11-10-92
GRANTEE'S ADDRESS
P. O. Box 353
Louisville, KY 40201-0353

Instrument prepared by:
MARK A. PICKENS, Attorney at Law
Post Office Box 59372
Birmingham, Alabama 35259

Inst # 1992-14809

07/22/1992-14809
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00