

Send Tax Notice To:  
AmSouth Bank N.A.  
P. O. Box 11007  
Birmingham, Alabama 35288

STATE OF ALABAMA )  
SHELBY COUNTY)

FORECLOSURE DEED

WHEREAS, AmSouth Bank N.A. (the "Bank"), was on July 10, 1992, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Edmond W. Scheirer and wife, Pamela J. Scheirer, (the "Mortgagors") to the Bank, which mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Volume 148, page 50 (the "Mortgage"); and

WHEREAS, the Mortgage provided that if the Mortgagors should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Bank was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagors failed to pay said debt when it became due, whereupon the Bank declared said debt immediately due and payable in full; and

WHEREAS, on July 10, 1992, at 11:00 A.M., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of June 17, June 24, and July 1, 1992; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, AmSouth Bank N.A. became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Eight Thousand, Four Hundred 00/100 Dollars (\$8,400.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagors acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto AmSouth Bank N.A. the following described real estate, being the real estate described in and conveyed by, the

Mortgage, the same lying and being in Shelby County, Alabama, to-wit:

Lot 6, in Block 4, according to the map of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. First Mortgage to Alabama Federal Savings and Loan Association, recorded in Real Record 112, Page 222, in the Probate Office of Shelby County, Alabama.
2. Restrictive covenants and easements of record.
3. Unpaid taxes.

TO HAVE AND TO HOLD to AmSouth Bank N.A., its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of Vincent R. Ledlow has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 4<sup>th</sup> day of August, 1992.

By   
AmSouth Bank N.A.  
as auctioneer and as  
attorney in fact for  
Edmond W. Schirer and  
Pamela J. Schirer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, a Notary Public in and for said County in said State, hereby certify that Vincent R. Ledlow, whose name as attorney in fact for AmSouth Bank N.A., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, in his capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 4th day of August, 1992.

Catherine M. Ricks  
Notary Public

My Commission Expires: 10/17/92  
AFFIX SEAL

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned AmSouth Bank N.A., a national banking association, does hereby certify that Vincent R. Ledlow, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by AmSouth Bank N.A. as auctioneer for the purpose of making said sale and conveyance.

Dated this 1 day of August, 1992.

ATTEST:

AMSOUTH BANK N.A.

John R. Kegley  
Its vice President

By Bruce L. Wilson  
Its Vice President

This instrument prepared by:

Vincent R. Ledlow  
Walston, Stabler, Wells,  
Anderson & Bains  
505 20th Street North  
Financial Center, Suite 500  
Birmingham, Alabama 35203  
(205) 251-9600

Inst # 1992-15951

3 08/04/1992-15951  
04:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 13.50