

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT LAURA E. MCKINNEY, a single woman and RAMONA M. MCKINNEY, a single woman, did on November 2, 1979, execute a mortgage to UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, which mortgage is recorded in Mortgage Book 398, Page 4, in the office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by LONE STAR LIFE INSURANCE COMPANY, by assignment dated April 11, 1980, and recorded in Mortgage Book 36, Page 687, in the Probate Records of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said LONE STAR LIFE INSURANCE COMPANY, 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 the City of Columbiana, County of Shelby, State of Alabama, in its issues of July 29, August 5, and 12, 1992, and

WHEREAS, on August 24, 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 LONE STAR LIFE INSURANCE COMPANY, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 TOMMY J. FROST, in the amount of THIRTY-FIVE THOUSAND FOUR HUNDRED THIRTY-ONE AND 03/100, (\$35,431.03) DOLLARS; and

WHEREAS, said mortgage authorized the Mortgagee or Auctioneer or 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 the sum of THIRTY-FIVE THOUSAND FOUR HUNDRED THIRTY-ONE AND 03/100 (\$35,431.03), DOLLARS, the said LAURA E. MCKINNEY, a single woman and RAMONA M. MCKINNEY, a single woman, acting by and through the said LONE STAR LIFE INSURANCE COMPANY, by JAMES J. ODOM, JR., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said LONE STAR LIFE INSURANCE COMPANY, by JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto TOMMIE J. FROST the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land lying and being situated in the N1/2 of the N1/2, Sec. 12, Twp. 24-N, Range 12-E, Shelby Co., Alabama, described as follows: From the NE corner of Sec. 12, run N-64 degrees-10 minutes-30 seconds W along the north section line for 330 feet; thence run S-00 degrees-16 minutes-30 seconds W for 355.42 feet to a point on the southerly right of way line of a paved public road, and the point of beginning of subject parcel of land from said point thus established, continue said course for 443.75 feet; thence run N-79 degrees-34 minutes W for 644.49 feet; thence run North for 160.5 feet; thence run N-75 degrees-10 minutes E for 135 feet; thence run North for 160.8 feet; thence

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SHELBY COUNTY JUDGE OF PROBATE
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Tommie J. Frost
7415 Hwy 155
Montevallo, AL 35115

run N-75 degrees-10 minutes E for 421.5 feet to a point on said line of said road; run thence southeasterly along said road (a curve concave to the left) for 176.72 feet, and back to the point of beginning, and containing six acres, more or less.

TO HAVE AND TO HOLD the above-described property unto TOMMY J. FROST, 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, also subject to prior liens, as valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said LONE STAR LIFE INSURANCE COMPANY, has caused this instrument to be executed by JAMES J. ODOM, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JAMES J. ODOM, JR., has executed this instrument in his capacity as such auctioneer on this the 24th day of October, 1992.

LAURA E. MCKINNEY, a single woman and
RAMONA M. MCKINNEY, a single woman
Mortgagors

BY: LONE STAR LIFE INSURANCE COMPANY
Mortgagee or Transferee of Mortgagee

BY: 
Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee

LONE STAR LIFE INSURANCE COMPANY
Mortgagee or Transferee of Mortgagee

BY: 
Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee


Auctioneer and the person
conducting the sale for the
Mortgagee or Transferee of
Mortgagee

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 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES J. ODOM, JR., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 24th day of October, 1992.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/95

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & WILLIAMS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Post # 1992-25337

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