

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

David M. Denson
NMC# 526052

KNOW ALL MEN BY THESE PRESENTS: That, David M. Denson and wife, Cynthia W. Denson did, on to-wit, the 21st day of March, 1986, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Real Volume 66, Page 647 and re-recorded in Real Volume 68, Page 395 which said mortgage was duly transferred and assigned to National Mortgage Company by instrument recorded in Instrument #1992-22544 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 National Mortgage 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 Shelby County, Alabama, in its issues of November 18, 25, December 2, 1992; and

WHEREAS, on the 7th day of December, 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 National Mortgage Company 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 National Mortgage Company, in the amount of Sixty Five Thousand Eight Hundred Twenty and 77/100 Dollars (\$65,820.77), which sum the said National Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said National Mortgage Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and 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 Sixty Five Thousand Eight Hundred Twenty and 77/100 Dollars (\$65,820.77), cash, the said David M. Denson and wife, Cynthia W. Denson, acting by and through the said National Mortgage Company, by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said National Mortgage Company, by JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto National Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, Block 6, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto National Mortgage Company, 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.

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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said National Mortgage Company, has caused this instrument to be executed by JEFFREY E. ROWELL, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JEFFREY E. ROWELL, has executed this instrument in his capacity as such auctioneer on this the 7th day of December, 1992.

David M. Denson and wife, Cynthia W.
Denson
Mortgagors

By National Mortgage Company
Mortgagee or Transferee of Mortgagee

By JEFFREY E. ROWELL, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

~~National Mortgage Company~~
~~Mortgagee or Transferee of Mortgagee~~

By JEFFREY E. ROWELL, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By JEFFREY E. ROWELL, as Auctioneer and the
person conducting said sale for the
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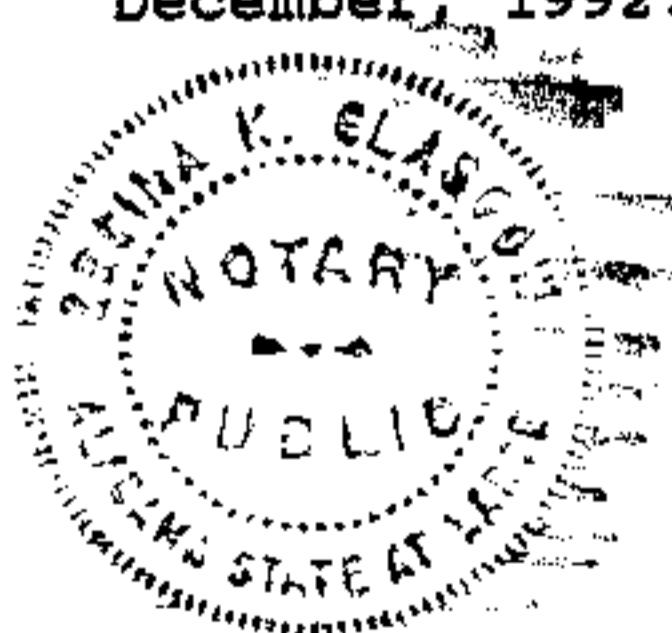
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Regina K. Glasgow, a Notary Public in and for said State and County, hereby certify that JEFFREY E. ROWELL, 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, he, in his 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 hand and official seal this the 7th day of December, 1992.

Regina K. M. Langford
NOTARY PUBLIC

My Commission Expires 3/20/96



GRANTEE'S ADDRESS

4041 Knight Arnold Road
Memphis, Tennessee 38118

Instrument prepared by:
Jeffrey E. Rowell
SHAPIRO & KREISMAN
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209

Inst # 1992-29216

12/07/1992-29216

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SHERIFF COUNTY JUDGE OF PROB

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