

MORTGAGE FORECLOSURE DEED

THIS INSTRUMENT PREPARED BY:
HERMAN H. HAMILTON, JR.
57 ADAMS AVENUE
MONTGOMERY, AL 36104

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That Kenneth W. Hall and wife, Teresa G. Hall, did, on to-wit, October 28, 1983, execute a mortgage to Jackson Company, which mortgage is recorded in Mortgage Book 438, Page 467, 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 AmSouth Bank N.A. (now AmSouth Bank, National Association), as Trustee under a certain Trust Indenture dated as of August 1, 1983, with the Alabama Housing Finance Authority, by document recorded in Miscellaneous Book 53, Page 457, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said AmSouth Bank, National Association, as Trustee aforesaid, 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, Shelby County, Alabama, in its issues of January 13, 20, and 27, 1993; and,

WHEREAS, on February 11, 1993, 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 AmSouth Bank, National Association, as Trustee aforesaid, 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 the said AmSouth Bank, National Association, as Trustee aforesaid, in the amount of Sixty-Eight Thousand Eight Hundred Fifty and 00/100 Dollars (\$68,850.00), which sum the said AmSouth Bank, National Association, as Trustee aforesaid, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AmSouth Bank, National Association, as Trustee aforesaid; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of Sixty-Eight Thousand Eight Hundred Fifty and 00/100 Dollars (\$68,850.00), said Kenneth W. Hall and Teresa G. Hall, acting by and through the said AmSouth Bank, National Association, as Trustee aforesaid, by Herman H. Hamilton, Jr., as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said AmSouth Bank, National Association, as Trustee aforesaid by Herman H. Hamilton, Jr., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Herman H. Hamilton, 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 AmSouth Bank, National Association, as Trustee aforesaid, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 107, according to the survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto AmSouth Bank, National Association, as Trustee aforesaid, 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;

IN WITNESS WHEREOF, the said AmSouth Bank, National Association, as Trustee aforesaid, has caused this instrument to be executed by Herman H. Hamilton, Jr., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Herman H. Hamilton, Jr., has executed this instrument in his capacity as such auctioneer, on this the 11th day of February, 1993.

Kenneth W. Hall and
Teresa G. Hall, Mortgagors

By: AmSouth Bank, National
Association, as Trustee for
Alabama Housing Finance
Authority, Mortgagee or
Transferee of Mortgagee

By Herman H. Hamilton, Jr.
As Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of
Mortgagee

AmSouth Bank, National Association,
as Trustee for Alabama Housing
Finance Authority, Mortgagee or
Transferee of Mortgagee

By Herman H. Hamilton, Jr.
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

Herman H. Hamilton, Jr.
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Herman H. Hamilton, Jr., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the 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 the same bears date.

Given under my hand and official seal this the 11th day of February, 1993.

(Seal)

Mary O. Easterlin
Notary Public
My commission expires: 5/13/95

The address of the Grantee is: c/o SouthTrust Mortgage Corpora-
tion, Post Office Box 532060, Birmingham, Alabama 35253-2060.

Inst # 1993-04075

02/11/1993-04075
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE MCD 11.00