

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, on to-wit: February 25, 1992, John Allen Latimer and Sonya Karle Barnett, did convey to Nora Whatley and Jack Whatley, the premises hereinafter described, by mortgage deed recorded in Real Book 391, Page 298, in the Office of the Judge of Probate of Shelby County, State of Alabama, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of said sale have been advertised for three consecutive weeks in the **Shelby County Reporter**, a newspaper published in the City of Columbiana, Shelby County, Alabama, and under the dates of March 31, April 7 and 14, 1993, and the sale has been made at public auction in all respects as provided in said mortgage deed and in said notice on, to-wit: April 16, 1993, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale Nora Whatley and Jack Whatley were the highest bidder therefor, having bid and paid the sum of **Forty-Four Thousand, Five Hundred Thirty-Nine and 30/100, (\$44,539.30) Dollars**, all of which was necessary to pay the principal together with attorney's fees and costs of sale; and;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Forty-Four Thousand, Five Hundred Thirty-Nine and 30/100 Dollars**, in hand paid by Nora Whatley and Jack Whatley, receipt of which is hereby acknowledged, we, the said Mortgagor and Nora Whatley and Jack Whatley, acting by Mitchell A. Spears, our attorney-in-fact and auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama, to execute as deed to the Purchaser in names, do;

Give, Grant, Bargain, Sell and Convey unto the said Nora Whatley and Jack Whatley, its successors, and assigns, all right, title and interest of John Allen Latimer and Sonya Karle Barnett, in and to the following described real estate, subject to any taxes, or improvement assessments, that may be liens, and

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SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.00

M. A. Spears

subject to the statutory right of redemption expiring one year after April 16, 1993, and subject to existing federal tax liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

Lots 8 and 9, in Block 251, according to Dunstan's Survey of the Town of Calera, Alabama. Less and except the East 75 feet of Lots 8 and 9, in Block 251, according to Dunstan's Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Nora Whatley and Jack Whatley, and heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagor and Mortgagee have hereunto set their hands and seals this 16th day of April, 1993, by and through Mitchell A. Spears acting herein as their attorney-in-fact and as auctioneer.

John Allen Latimer
Sonya Karle Barnett

Nora Whatley
Jack Whatley

By: M A Spears
Attorney-in-Fact and Auctioneer

By: M A Spears
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as attorney-in-fact and Auctioneer 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 Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of John Allen Latimer and Sonya Karle Barnett, as Mortgagor; and Nora Whatley and Jack Whatley, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 1993.

Mitchell A. Spears
Notary Public
My Commission Expires: 9/94

This Instrument Prepared By:
Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, Alabama 35115
(205) 665-5076

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