

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 26th day of April, 1993 between WILLIAM B. HAYDEN and wife, DONNA B. HAYDEN, Parties of the First Part, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said WILLIAM B. HAYDEN and wife, DONNA B. HAYDEN, heretofore executed to JOHNSON & ASSOCIATES MORTGAGE CO., herein called the Mortgagee, a certain mortgage dated March 15, 1979, and recorded in Book 389, Page 504, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to FEDERAL NATIONAL MORTGAGE ASSOCIATION by assignment dated April 25, 1979 and recorded in Book 30, Page 599, Probate Records of Shelby County, Alabama, and

WHEREAS, the said FEDERAL NATIONAL MORTGAGE ASSOCIATION has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to the Party of the Second Part, by assignment dated August 6, 1990, and recorded in Book 304, Page 631, Probate Records of Shelby County, Alabama, and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in

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the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 24th day of March, 1993, and the 31st day of March, 1993, and the 7th day of April, 1993, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 26th day of April, 1993, and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$55,725.96 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and

appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 16, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, under and by virtue of the power and authority contained in the aforesaid mortgage. This foreclosure deed is executed in accordance with 12 U.S.C. Section 1710 (1) (1) and there is no right of redemption in the mortgagor or in any other person. Subject, however, to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said WILLIAM B. HAYDEN and wife, DONNA B. HAYDEN, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY: 

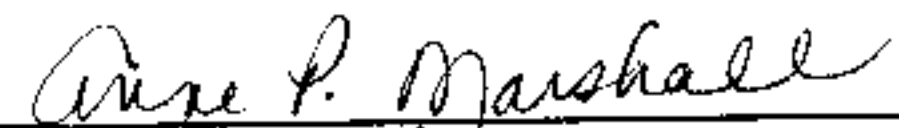
As Attorney-in-Fact and Auctioneer
Inst # 1993-13083

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for WILLIAM B. HAYDEN and wife, DONNA B. HAYDEN, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 26th day of April, 1993.


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

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