

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

WHEREAS, Stephen D. Hyde, a single person and Mary Elizabeth Huckaby, a single person did on the 24th day of April, 1987, execute a mortgage on the hereinafter described lands to Collateral Mortgage LTD, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 129, at Page 31 and;

WHEREAS, Collateral Mortgage LTD did transfer and assign and convey said mortgage and the debt secured thereby and all of its right, title and interest in and to the property secured by said mortgage and hereinafter described unto Colonial Mortgage Company as appears of record in said Probate Office in Book 163, at Page 162; and

WHEREAS, in and by the terms of said mortgage, the mortgagee its successors and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the front of the main entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: July 7, July 14 and July 21, 1993 in The Shelby County Reporter newspaper, then and now published in the County of Shelby, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Margie B. Morris, as attorney-in-fact for the mortgagors and as attorney-in-fact for said Colonial Mortgage Company, and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on August 12, 1993, and at said sale Colonial Mortgage Company was the highest bidder for the said property at and for the sum of \$ 77,393.00, and said property was sold to the said Colonial Mortgage Company at and for the sum aforesaid.

NOW THEREFORE, the premises considered, we, the said Stephen D. Hyde and Mary Elizabeth Huckaby and Colonial Mortgage Company by and through our attorney-in-fact, Margie B. Morris, duly authorized as aforesaid, and Margie B. Morris, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of \$ 77,393.00, to us in hand paid by the said Colonial Mortgage Company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Colonial Mortgage Company the following described real estate lying and being situated in the County of Shelby, State of Alabama, viz:

Lot 22, Block 8, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Colonial Mortgage Company, its successors and assigns, FOREVER.

Crompton, M. J. Grega

08/12/1993-23949
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1993-23949

IN WITNESS WHEREOF, we, **Stephen D. Hyde and Mary Elizabeth Huckaby and Colonial Mortgage Company**, by and through our attorney-in-fact, Margie B. Morris and the said Margie B. Morris, as auctioneer and person making the sale, have hereunto set our hands and seals this 12th day of August, 1993.

STEPHEN D. HYDE (L.S.)

BY: Margie B. Morris
Attorney-In-Fact

MARY ELIZABETH HUCKABY (L.S.)

BY: Margie B. Morris

COLONIAL MORTGAGE COMPANY (L.S.)

BY: Margie B. Morris
Attorney-In-Fact

Margie B. Morris
Auctioneer And Person Making
The Said Sale

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, hereby certify that Margie B. Morris, whose name as Attorney-in-Fact for **Stephen D. Hyde and Mary Elizabeth Huckaby and Colonial Mortgage Company**, and whose named as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact for said parties, and with full authority, executed the same voluntarily for and as their act, and that he, in his capacity as such attorney-in-fact, auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12th day of August, 1993.

Paula Kay Holston
Notary Public

My Commission Expires 5-14-93

PREPARED BY:
ROBERT B. CRUMPTON, JR.
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P. O. BOX 231208
MONTGOMERY, ALABAMA 36123-1208

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