

STATE OF ALABAMA \*  
COUNTY OF SHELBY \*

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore and on, to wit November 19, 1985, William F. Atchison, III and Rosemary Atchison, executed that certain Mortgage to First Southern Federal Savings and Loan Association, subsequently known as Altus Bank, a Federal Savings Bank ("Altus Bank"), which said Mortgage is recorded in Book 052, Page 217, and re-recorded in Book 107, Page 839 of the Records in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage was an asset transferred to the Resolution Trust Corporation as Conservator for Altus Federal Savings Bank ("Altus Federal") by Purchase and Assumption Agreement dated May 17, 1991, which such agreement was entered into pursuant to the Office of Thrift Supervision Order #91-278 appointing the Resolution Trust Corporation ("RTC") as Receiver of Altus Bank and as Conservator of Altus Federal and further authorizing the transfer of assets, including this mortgage and the debt secured thereby from Altus Bank to Altus Federal; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and the RTC, as Conservator for Altus Federal, as holder of said Mortgage did declare all of the indebtedness secured by said Mortgage due and payable, and said Mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of June 23, 30 and July 7, 1993; and

WHEREAS, on July 27, 1993, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said RTC, as Conservator for Altus Federal, did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana, Shelby County,

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09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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*Meller, Hamilton*

1993-24427

Alabama at 12:28 p.m., to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid of the RTC, as Conservator for Altus Federal, in the sum of Twenty-Six Thousand Six Hundred Four and 91/100 (\$26,604.91) Dollars; and

WHEREAS, Alan D. Levine, as designated agent for the RTC, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and


WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

NOW, THEREFORE, in consideration of the premises and credit of Twenty-Six Thousand Six Hundred Four and 91/100 (\$26,604.91) Dollars, said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, by and through said Alan D. Levine, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

Lot 6, Block 2, Sector 3, Fall Acres Subdivision, situated in and being a part of the SE 1/4 of NE 1/4, Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, page 79 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, its heirs, successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America and any and all encumbrances, reservations and restrictions of record.


IN WITNESS WHEREOF, the said Resolution Trust Corporation, as Conservator for Altus Federal Savings Bank, by Alan D. Levine, as auctioneer conducting said sale has caused these presents to be executed on the 4<sup>th</sup> day of August, 1993.

  
Alan D. Levine, as  
designated agent and auctioneer  
conducting said sale

STATE OF ALABAMA \*  
COUNTY OF JEFFERSON \*

I, the undersigned, a notary public in and for said County and State, hereby certify that Alan D. Levine, whose name as designated agent and auctioneer for the RTC, 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 said conveyance, he/she, in his/her capacity as such designated agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal, on this the 4<sup>th</sup> day of August, 1993.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/6/97

THIS INSTRUMENT PREPARED BY:

A. Carson I. Nicolson  
Miller, Hamilton, Snider & Odom  
Post Office Box 46  
Mobile, Alabama 36601  
(205) 432-1414

GRANTEE'S ADDRESS:

Altus Federal Savings Bank  
Post Office Box 16267  
Mobile, Alabama 36616

Inst # 1993-24427

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