

This instrument prepared by:  
Jerry E. Held, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
Transamerica Financial Services  
1 Chase Corporate Center  
Suite 240  
Birmingham, AL. 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of August, 1989, Robert William O'Daniel, Sr. and Cynthia W. O'Daniel, executed that certain mortgage on real property hereinafter described to Transamerica Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 252, at Page 647; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Transamerica Financial Services, Inc. did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 1, 8, 15, 22, 29, 1989, and

10/04/1993  
01:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.00

Inst # 1993-30506

WHEREAS, on October 4, 1993, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Transamerica Financial Services, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Transamerica Financial Services, Inc.; and

WHEREAS, Transamerica Financial Services, Inc. was the highest bidder and best bidder in the amount of Forty-Five Thousand, Nine Hundred and No/100 Dollars (\$45,900.00) on the indebtedness secured by said mortgage, the said Transamerica Financial Services, Inc., by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, Transamerica Financial Services, Inc., does hereby grant, bargain, sell and convey unto Transamerica Financial Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 25, as shown by map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978, as recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Transamerica Financial Services, Inc., its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Transamerica Financial Services, Inc., Mortgagee, has caused this instrument to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said

Mortgagee, has hereto set his/her hand and seal on this 4th day of October, 1993.

Transamerica Financial Services, Inc.

By:

  
James D. Campbell  
Auctioneer and Attorney-in-Fact

James D. Campbell  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

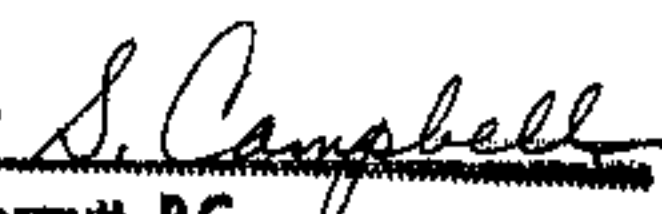
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for Transamerica Financial Services, Inc., Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 4th day of October, 1993.

  
Notary Public  
My Commission Expires: 7/16/97

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