

This instrument was prepared by:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

:

**LEASE SALE CONTRACT FORECLOSURE
DEED**

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: April 9, 1982, Edward Eugene Glasgow and wife, Mary Joyce Glasgow executed a Lease Sale Contract on the property hereinafter described to America's First Credit Union (formerly known as Iron and Steel Credit Union, a corporation) as recorded in Book 343, Page 61 in the Probate Office of Shelby County, Alabama.

WHEREAS, the mortgagee is authorized and empowered by law in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for four consecutive weeks prior to said sale at public outcry for cash to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said Lease Sale Contract and the said America's First Credit Union did declare all of the indebtedness secured by said Lease Sale Contract due and payable and said Lease Sale Contract subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Lease Sale Contract by publication in the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 6, October 13, October 20, and October 27, 1993; and

WHEREAS, on November 2, 1993, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and America's First Credit Union did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said America's First Credit Union; and

WHEREAS, the highest and best bid for the property described in the aforementioned Lease Sale Contract was the bid of America's First Credit Union in the amount of Fifty Thousand and no/100 Dollars (\$50,000.00), which sum of money America's First Credit Union offered to credit on the indebtedness secured by said Lease Sale Contract, the said America's First Credit Union by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for America's First Credit Union and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said America's First Credit Union the following described property situated in Shelby County, Alabama, to-wit:

The North half of Lot 12, and the South 60.81 feet of Lot 11, in Block 1, according to Survey of Alabaster Highlands, in Map Book 4, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

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11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

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TO HAVE AND TO HOLD the above described property to America's First Credit Union, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, America's First Credit Union has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 2nd day of November, 1993.


Harold H. Goings
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact for America's First Credit Union 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of November, 1993.


Notary Public

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