

SEND TAX NOTICE TO:
National Bank of Commerce of Birmingham
P.O. Box 10686
Birmingham, Al 35202

INSTRUMENT PREPARED BY:
John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Al 35209

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS, heretofore, on to-wit: June 9, 1988, Christopher N. DeHaven and wife, Christine A. DeHaven, executed a certain mortgage to National Bank of Commerce of Birmingham, a national banking association, said mortgage being recorded in Book 190, Record of Mortgage at Page 522, in the Probate Office of Shelby County, Alabama and;

WHEREAS, default having been made in the payment of the indebtedness secured by said mortgage, and the said National Bank of Commerce of Birmingham, a national banking association did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issue of October 6, October 13 and October 20, 1993, and;

WHEREAS, on November 5, 1993, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said National Bank of Commerce of Birmingham, a national banking association did offer for sale and sell at public outcry, in front of the courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of National Bank of Commerce of Birmingham, a national banking association in the amount of Twenty Five Thousand and 00/100 Dollars (\$25,000.00), which sum was paid in full and credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said National Bank of Commerce of Birmingham, a national banking association, and

WHEREAS, John G. Lowther, conducted said sale on behalf of the said National Bank of Commerce of Birmingham, a national banking association; and

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

NOW, THEREFORE, in consideration of the premises and the payment of Twenty Five Thousand and 00/100 Dollars (\$25,000.00), Christopher N. DeHaven and wife, Christine A. DeHaven, Mortgagor, by and through the said National Bank of Commerce of Birmingham, a national banking association does grant, bargain, sell and convey unto the said National Bank of Commerce of Birmingham, a national banking association, following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 17, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 901.3 feet; thence 93 degrees 00 min. left, run 653.2 feet to the Westerly right of way of Shelby County Road No. 17 and the point of beginning; thence continue last described course for 722.2 feet to the Easterly right of way of Southern Railroad; thence 81 deg. 31 min. left, run Southerly along said last said right of way for 828.0 feet; thence 98 deg. 29 min. left, run 748.0 feet to the Westerly right of way of said Shelby County Road No. 17; thence

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81 deg. 07 min. left, run Northerly along last said right of way for 306.6 feet; thence 3 deg. 34 min. left, continue along said right of way for 519.5 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said National Bank of Commerce of Birmingham, a national banking association, its successors and assigns forever; 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, the said Christopher N. DeHaven and wife, Christine A. DeHaven, Mortgagor, by the said National Bank of Commerce of Birmingham, a national banking association, by John G. Lowther, as auctioneer conducting said sale caused these presents to be executed on this the 5th day of November, 1993.

Christopher N. DeHaven
Christine A. DeHaven
MORTGAGOR

National Bank of Commerce
of Birmingham, a national
banking association
MORTGAGEE

By:

John G. Lowther
John G. Lowther
Attorney for National Bank
of Commerce of Birmingham

By:

John G. Lowther
John G. Lowther
Auctioneer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John G. Lowther, whose name as auctioneer for the said National Bank of Commerce of Birmingham, a national banking association 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 5th day of November, 1993.

Carole Lynn Sullivan
Notary Public
My Commission Expires: 4-19-97

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