

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Robert E. Bartlett
RYL #6111122

Inst # 1994-07349

KNOW ALL MEN BY THESE PRESENTS: That, Robert E. Bartlett and wife Sonya S. Bartlett did, on to-wit, the 7th day of March, 1990, execute a mortgage to Alabama Classic Homes Inc., which mortgage is recorded in Mortgage Book 388, page 642 which said mortgage was duly transferred and assigned to Goldome Credit Corporation by instrument recorded in Mortgage Book 288, page 645 in the Probate Office of Shelby County, Alabama et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said State Street Bank and Trust Company did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of December 29, 1993 and January 5, 12, 1994; and

WHEREAS, on the 31st day of January, 1994, 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 State Street Bank and Trust Company did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of State Street Bank and Trust Company, in the amount of Thirty Two Thousands Two Hundred Sixty One Dollars and 50/100(\$32,261.50), which sum the said State Street Bank and Trust Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said State Street Bank and Trust Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Thirty Two Thousands Two Hundred Sixty One Dollars and 50/100(\$32,261.50), cash, the said Robert E. Bartlett and wife Sonya S. Bartlett, acting by and through the said State Street Bank and Trust Company, by JEFFREY E. ROWELL, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said State Street Bank and Trust Company, by JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JEFFREY E. ROWELL, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto State Street Bank and Trust Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, and run thence East along the South boundary line of said 1/4 - 1/4 Section 921 feet to the East right of way line of the Montgomery - Birmingham Highway; thence run North 19 deg. 30 min. West along the East line of said Highway 438 feet to North line of a road; thence run North 87 deg. 25 min. East 209 feet to point of beginning of lands here conveyed; thence run North 19 deg. 30 min. West 104 feet; thence run South 87 deg. 25 min. West 69 feet; thence run South 19 deg. 30 min. East 104 feet; thence run North 87 deg. 25 min. East 69 feet to point of beginning; being situated in Shelby County, Alabama.

Also, an undivided 1/5 interest in a well situated on a part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

West, Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property unto State Street Bank and Trust Company, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said State Street Bank and Trust Company, has caused this instrument to be executed by JEFFREY E. ROWELL, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JEFFREY E. ROWELL, has executed this instrument in his capacity as such auctioneer on this the 31st day of January, 1994.

Robert E. Bartlett and wife Sonya S. Bartlett
Mortgagors

By State Street Bank and Trust Company
Mortgagee or Transferee of Mortgagee

By _____
JEFFREY E. ROWELL, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

State Street Bank and Trust Company
Mortgagee or Transferee of Mortgagee

By _____
JEFFREY E. ROWELL, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By _____
JEFFREY E. ROWELL, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Michele M. Smith, a Notary Public in and for said State and County, hereby certify that JEFFREY E. ROWELL, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 31st day of January, 1994.

Michele M. Smith
NOTARY PUBLIC

MICHELE M. SMITH
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY 13, 1995
BONDED BY OLD REPUBLIC SURETY CO.

GRANTEE'S ADDRESS
11000 Broken Land Parkway
Columbia, MD 21044

Instrument prepared by:
Jeffrey E. Rowell
SHAPIRO & KREISMAN
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209

inst. # 1994-07349

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