

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

John A. Kern III
359198

KNOW ALL MEN BY THESE PRESENTS: That, John A. Kern III and Kelly J. Kern, husband and wife did, on to-wit, the 30th day of March, 1992, execute a mortgage to Norwest Mortgage, Inc., which mortgage is recorded in Real Volume 400, Page 663, which said mortgage was duly transferred and assigned to BarclaysAmerican/Mortgage Corporation by instrument recorded in Real Volume 400, Page 672. 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 BarclaysAmerican/Mortgage Corporation 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 June 8, 15, 22, 1994; and

WHEREAS, on the 27th day of June, 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 BarclaysAmerican/Mortgage Corporation 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 BarclaysAmerican/Mortgage Corporation, in the amount of Ninety Seven Thousand Seven Hundred Nine and 32/100 Dollars (\$97,709.32), which sum the said BarclaysAmerican/Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BarclaysAmerican/Mortgage Corporation; 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 Ninety Seven Thousand Seven Hundred Nine and 32/100 Dollars (\$97,709.32), cash, the said John A. Kern III and Kelly J. Kern, husband and wife, acting by and through the said BarclaysAmerican/Mortgage Corporation, by Paul K. Moore, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BarclaysAmerican/Mortgage Corporation, by Paul K. Moore, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Paul K. Moore, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BarclaysAmerican/Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel V:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left, run Northerly along said street for 331.81 feet; thence 95 degrees 59 minutes right, run 519.52 feet to the point of beginning; thence continue last described course for 100.00 feet;

06/29/1994-20531
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1994-20531

thence 90 degrees 47 minutes 10 seconds left, run 200.92 feet to the South line of East Sterrett Street; thence 88 degrees 20 minutes 45 seconds left, run Westerly along last said street for 100.00 feet; thence 91 degrees 38 minutes 42 seconds left, run 202.43 feet to the point of beginning.

Parcel VI:


Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the south line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left, run Northerly for said street for 331.81 feet; thence 95 degrees 59 minutes right, run Easterly for 619.52 feet to the point of beginning; thence continue last described course for 100.00 feet to the West line of Goodwin Street; thence 90 degrees 47 minutes 43 seconds left, run along last said street for 199.40 feet to the South line of East Sterrett Street; thence 88 degrees 20 minutes 12 seconds left, run along last said street for 100.00 feet; thence 91 degrees 39 minutes 15 seconds left, run 200.92 feet to the point of beginning. All being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto BarclaysAmerican/Mortgage Corporation, 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.

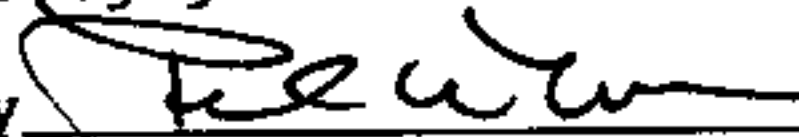
IN WITNESS WHEREOF, the said BarclaysAmerican/Mortgage Corporation, has caused this instrument to be executed by Paul K. Moore, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Paul K. Moore, has executed this instrument in his capacity as such auctioneer on this the 27th day of June, 1994.


John A. Kern III and Kelly J. Kern,
husband and wife
Mortgagors

By BarclaysAmerican/Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

BarclaysAmerican/Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
Paul K. Moore, as Auctioneer and the
person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Paul K. Moore, 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 27th day of
June, 1994.

Michelle M. Smith
NOTARY PUBLIC

MICHELLE M. SMITH
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY 13, 1995
BONDED BY OLD REPUBLIC SURETY CO.
GRANTEE'S ADDRESS
Post Office Box 1225
Charlotte, NC 28201-1225

Instrument prepared by:
Jeffrey E. Rowell
SHAPIRO & KREISMAN 94-0295
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209

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