

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

SEND TAX NOTICE TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of May, 1993, McCay Home Builders, Inc., executed that certain mortgage on real property hereinafter described to First Federal Bank, a Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. #1993-18333; 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 First Federal Bank, a Federal Savings Bank, 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 August 17, 24, 31, 1994; and

WHEREAS, on September 9, 1994, the day on which the foreclosure was due to be

Inst # 1994-27908  
09/09/1994-27908  
03:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.50  
003 MCD

held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and First Federal Bank, a Federal Savings Bank, 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 First Federal Bank, a Federal Savings Bank; and

WHEREAS, FIRST FEDERAL BANK A FEDERAL SAVINGS BANK was the

highest bidder and best bidder in the amount of TWO HUNDRED SIXTY TWO THOUSAND

THREE HUNDRED TWO and 51 /100 Dollars (\$262,302.51) on the indebtedness

secured by said mortgage, the said First Federal Bank, a Federal Savings Bank, by and through James

D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, First Federal

Bank, a Federal Savings Bank, does hereby grant, bargain, sell and convey unto FIRST FEDERAL BANK

A FEDERAL SAVINGS BANK, all of its right, title, and interest in and to the following described

property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Greystone, 1st Sector, Phase V, as recorded in Map Book 16, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FIRST FEDERAL BANK,

A FEDERAL SAVINGS BANK, their/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, First Federal Bank, A Federal Savings Bank, 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 hand and seal on this 9th day of September, 1994.

First Federal Bank, a Federal Savings Bank

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 First Federal Bank, a Federal Savings Bank, 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, 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 9th day of September, 1994.

Jo L. Kays  
Notary Public  
My Commission Expires: 7/16/97

Inst # 1994-27908

3

09/09/1994-27908  
03:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 15.50