

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on May 16, 1991, to-wit, PATRICK J. SLUDER and wife, DEBRAH R. SLUDER, (mortgagor), executed a certain mortgage on property hereinafter described to UNION STATE BANK, (mortgagee), which said mortgage is recorded in Mortgage Book 344, at Page 420, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the mortgagee, was authorized and empowered 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 and County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provider 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 a the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said UNION STATE 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 the SHELBY COUNTY REPORTER, a newspaper of general circulation published in Shelby County, Alabama in its issues of November 23, 30 and December 7, 1994; and

WHEREAS, on December 19, 1994, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, JAMES F. BURFORD, III was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said UNION STATE BANK and whereas the said UNION STATE BANK was the highest bidder and best bidder, in the amount of FIFTY THOUSAND & 00/100 Dollars (\$50,000.00) on the indebtedness secured by said mortgage, the said UNION STATE BANK by and through JAMES F. BURFORD, III, as auctioneer conducting said sale, and as Attorney-in-fact for PATRICK J. SLUDER and wife, DEBRAH R. SLUDER and by and through JAMES F. BURFORD, III, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto UNION STATE BANK the following described property situated in Shelby County, Alabama:

Lot 7, according to the Map of Meadow Brook, Seventh Sector, Second Phase, as recorded in Map Book 9, Page 36 and as amended in Map Book 9, Page 138 in the Probate Office of Shelby County, Alabama.

1994-36894

TO HAVE AND TO HOLD the above described property unto UNION STATE BANK, ~~its successors~~ 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 of the State of Alabama.

IN WITNESS WHEREOF, PATRICK J. SLUDER and wife, DEBRAH R. SLUDER, have caused this instrument to be executed by and through JAMES F. BURFORD, III, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and JAMES F. BURFORD, III, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 19 day of DECEMBER, 1994.

Patrick J. Sluder
Patrick J. Sluder
Mortgagor

UNION STATE BANK
Mortgagee

Debrah R. Sluder
Debrah R. Sluder

By: [Signature]
Auctioneer and
Attorney-in-Fact

By: [Signature]
Auctioneer and
Attorney-in-Fact

By: [Signature]
Auctioneer and
Attorney-in-Fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, PAUL A. PHILLIPS, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that JAMES F. BURFORD, III, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of PATRICK J. SLUDER and wife, DEBRAH R. SLUDER and also who signed the name of UNION STATE BANK to the foregoing conveyance, and who is known to me, acknowledged before me on this date, as the action of himself as auctioneer and the person conducting the same for UNION STATE BANK for and as the act of said UNION STATE BANK, Mortgagee and as the actions of PATRICK J. SLUDER and wife, DEBRAH R. SLUDER, Mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this the 19 day of December, 1994.

[Signature]
Notary Public, STATE OF ALABAMA
MY COMMISSION EXPIRES: JULY 8, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires: _____

Inst # 1994-36894

h:\pam\union\sluder\mfd

-2-

12/19/1994-36894
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-36894