

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jimmy L. Threet
9438412

KNOW ALL MEN BY THESE PRESENTS: That, Jimmy L. Threet and wife, Beverly A. Threet did, on to-wit, the 24th day of August, 1990, execute a mortgage to Troy & Nichols, Inc., which mortgage is recorded in Real Book 307, Page 384, which said mortgage was duly transferred and assigned to Fleet Mortgage Corp. by instrument recorded in Real Book 314, Page 389 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

Inst # 1995-13891

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Fleet Mortgage Corp. 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 April 26, May 3, 10, 1995; and

WHEREAS, on the 17th day of May, 1995, 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 Fleet Mortgage Corp. 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 Fleet Mortgage Corp., in the amount of Forty Eight Thousand Five Hundred Seventy and 04/100 Dollars (\$48,570.04), which sum the said Fleet Mortgage Corp. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Fleet Mortgage Corp.; 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 Forty Eight Thousand Five Hundred Seventy and 04/100 Dollars (\$48,570.04), cash, the said Jimmy L. Threet and wife, Beverly A. Threet, acting by and through the said Fleet Mortgage Corp., by MICHAEL T. ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Fleet Mortgage Corp., by MICHAEL T. ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL T. ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Fleet Mortgage Corp., the following described real estate situated in Shelby County, Alabama, to-wit:

Unit #4, according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, page 56, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Fleet Mortgage Corp., 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 Fleet Mortgage Corp., has caused this instrument to be executed by MICHAEL T. ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MICHAEL T. ATCHISON, has executed this instrument in his capacity as such auctioneer on this the 17th day of May, 1995.

MTA

05/26/1995-13891
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

Jimmy L. Threet and wife, Beverly A. Threet
Mortgagors

By Fleet Mortgage Corp.
Mortgagee or Transferee of Mortgagee

By Michael T. Atchison
MICHAEL T. ATCHISON, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

Fleet Mortgage Corp.
Mortgagee or Transferee of Mortgagee

By Michael T. Atchison
MICHAEL T. ATCHISON, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Michael T. Atchison
MICHAEL T. ATCHISON, 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 MICHAEL T. ATCHISON, 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 17th day of May, 1995.

Janet Pearson
NOTARY PUBLIC

MY COMMISSION EXPIRES:

GRANTEE'S ADDRESS
11200 W. Parkland
Milwaukee, WI 53224

Instrument prepared by:
JOHN BEN BANCROFT
SHAPIRO & KREISMAN
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
95-0198

Inst # 1995-13891

05/26/1995-13891
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00