

MORTGAGE FORECLOSURE DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on the 12th day of October, 1990, Charles Yancy Hamrick and wife, Cindy Marie Hamrick, executed a certain mortgage to Troy & Nichols, Inc., which said mortgage is recorded in Real 314, Page 648, in the Office of the Judge of Probate of Shelby County, Alabama; which said mortgage was transferred and assigned to Real Estate Financing, Inc., by instrument dated the 12th day of October, 1990, recorded in 314, Page 654, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Real Estate Financing, Inc. did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of June 14, 21 and 28, 1995; and

WHEREAS, on July 7, 1995, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Real Estate Financing, Inc. did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Real Estate Financing, Inc. in the amount of FIFTY-SIX THOUSAND SEVEN HUNDRED THIRTY-SIX AND 82/100 (\$56,736.82) DOLLARS, which the said Real Estate Financing, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Real Estate Financing, Inc.; and

WHEREAS, J. Dennis Bailey acted as auctioneer as provided in said mortgage and conducted said sale; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

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NOW, THEREFORE, in consideration of the premises and the credit of FIFTY-SIX THOUSAND SEVEN HUNDRED THIRTY-SIX AND 82/100 (\$ 56,736.82) DOLLARS, on the indebtedness secured by said mortgage the said Charles Yancy Hamrick and Cindy Marie Hamrick, mortgagors, acting by and through the said Real Estate Financing, Inc. by J. Dennis Bailey as said auctioneer and the person conducting said sale for the mortgagee, does grant, bargain, sell and convey unto Real Estate Financing, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 24 North, Range 13 East; thence run North along the East line of said quarter-quarter section 627.00 feet to the point of beginning; thence continue along last described course 137.45 feet; thence turn right 90 degrees 28 minutes 26 seconds and run East 362.30 feet to the point on the West right of way line of Highway 31; thence turn right 90 degrees 04 minutes 27 seconds and run southerly along said right of way 137.47 feet; thence turn right 88 degrees 55 minute 32 seconds and run westerly 358.58 feet to the point of beginning. Less and except a 25 foot easement for ingress, egress and utilities over and across the southern side of subject property.

SUBJECT TO:

1. Ad valorem taxes for the current year.
2. Any and all easements, encumbrances and/or restrictions of record.

TO HAVE AND TO HOLD the above described property unto Real Estate Financing, Inc., its successors and assigns forever; subject, however to the Statutory Right of Redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Charles Yancy Hamrick and Cindy Marie Hamrick, and the said Real Estate Financing, Inc., have caused this instrument to be executed by J. Dennis Bailey, as auctioneer and the person conducting said sale for the mortgagee,

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and in witness whereof the said J. Dennis Bailey, has executed this instrument in his capacity as such auctioneer on this the 7 day of July, 1995.

Charles Yancy Hamrick and Cindy Marie Hamrick, Mortgagors

By: REAL ESTATE FINANCING, INC., Mortgagee

By: J. Dennis Bailey
As: Auctioneer and the person conducting said sale for the mortgagee

THE STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Dennis Bailey, whose name as auctioneer and the person conducting said sale for the 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 said conveyance, he, in his capacity as such auctioneer and who person conducting said sale for the mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 1995.

Louise N. Attaway
Notary Public

My commission expires: 6/30/96

THIS INSTRUMENT WAS PREPARED BY:

J. Dennis Bailey
Attorney at Law
9636 Parkway East
Birmingham, Alabama 35215
(205) 836-6266

Inst # 1995-17809

07/07/1995-17809
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.50