

STATE OF ALABAMA       )  
                             :  
COUNTY OF SHELBY       )

THIS FORECLOSURE DEED made this 7th day of August, 1995  
between EDMUND FOWLER ROGERS, JR. and wife, RHONDA L. ROGERS,  
Parties of the First Part, and SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said EDMUND FOWLER ROGERS, JR. and wife, RHONDA  
L. ROGERS, heretofore executed to REAL ESTATE FINANCING, INC.,  
herein called the Mortgagee, a certain mortgage dated March 18,  
1980, and recorded in Book 401, Page 586, Probate Records of  
Shelby County, Alabama, which conveyed the hereinafter described  
property to secure the indebtedness evidenced by a note, payable  
in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, con-  
veyed and assigned the said mortgage and the indebtedness thereby  
secured and the property therein described to FEDERAL NATIONAL  
MORTGAGE ASSOCIATION by assignment dated April 8, 1980 and  
recorded in Book 35, Page 707, Probate Records of Shelby County,  
Alabama, and

WHEREAS, the said FEDERAL NATIONAL MORTGAGE ASSOCIATION has  
granted, bargained, sold, conveyed and assigned the said mortgage  
and the indebtedness thereby secured and the property therein  
described to REAL ESTATE FINANCING, INC. by assignment dated May  
16, 1980 and recorded in Book 36, Page 142, Probate Records of  
Shelby County, Alabama, and

WHEREAS, the said REAL ESTATE FINANCING, INC. has granted,  
bargained, sold, conveyed and assigned the said mortgage and the  
indebtedness thereby secured and the property therein described  
to the Party of the Second Part, by assignment dated June 8,  
1983, and recorded in Book 51, Page 208, Probate Records of  
Shelby County, Alabama, and the Party of the Second Part was  
owner thereof at the time of the sale hereinafter mentioned; and

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10:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 NCD 18.00

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WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 5th day of July, 1995, and the 12th day of July, 1995, and the 19th day of July, 1995, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 7th day of August, 1995, and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$110,502.49 cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 80, according to the map and survey of Portsouth, Third Sector, as recorded in Map Book 7, page 110 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, under and by virtue of the power and authority contained in the aforesaid mortgage. This foreclosure deed is executed in accordance with 12 U.S.C. Section 1710 (1) (1) and there is no right of redemption in the mortgagor or in any other person. Subject, however, to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said EDMUND FOWLER ROGERS, JR. and wife, RHONDA L. ROGERS, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY: 

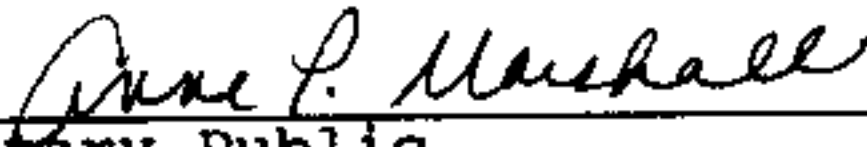
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for EDMUND FOWLER ROGERS, JR. and wife, RHONDA L. ROGERS, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7th day of August, 1995.

  
Notary Public  
My Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA AT-LARGE  
MY COMMISSION EXPIRES: MARCH 13, 1999  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

THIS INSTRUMENT PREPARED BY:

ARTHUR M. STEPHENS  
STEPHENS, MILLIRONS, HARRISON & WILLIAMS, P.C.  
P.O. BOX 307  
HUNTSVILLE, AL 35804

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