

THIS INSTRUMENT PREPARED BY:

J. Michael Cooper, Esq.
Whiteside & Fitzpatrick
Sixth Floor, Farley Building
1929 Third Avenue North
Birmingham, Alabama 35203-2618

SEND TAX NOTICE TO:

Joe Harrell
Lake Properties, Inc.
788 Camp Branch Circle
Alabaster, Alabama 35007

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, That
11/30/1995-34324
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

WHEREAS, heretofore, on, to-wit, the 10th day of April, 1986, Wade A. Yates, Clarence R. Yates and Ricky D. Yates executed that certain Mortgage, which said mortgage is recorded in Mortgage Book Volume 70, Page 435 in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Lake Properties, Inc., as mortgagee, 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 within Shelby County, Alabama, in its issues of November 1, 1995, November 8, 1995 and November 15, 1995.

WHEREAS, on November 22, 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 the said Lake Properties, Inc., as mortgagee, did offer for sale and sell at public outcry, in front of the courthouse door, in the City of 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 bid of the said **LAKE PROPERTIES, INC.** in the amount of Sixteen Thousand Two Hundred Thirty-nine dollars and twenty-one cents (\$16,239.21), which sum the said Lake Properties, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Lake Properties, Inc., and

WHEREAS, J. Michael Cooper conducted said sale on behalf of Lake Properties, Inc., and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

Inst # 1995-34324

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Sixteen Thousand Two Hundred Thirty-nine dollars and twenty-one cents (\$16,239.21) on the indebtedness secured by said mortgage, the said Wade A. Yates, Clarence R. Yates and Ricky D. Yates, by and through the said Lake Properties, Inc., as mortgagee, by J. Michael Cooper, as auctioneer conducting said sale, hereby grant, bargain, and sell to Lake Properties, Inc., the following described real property situated in Shelby County, Alabama, to-wit:

Lots 5, 6, 7, 8, 9, 10, Block B, according to the Survey of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all mineral and mining rights outstanding, easements, building lines and rights-of-way of record.

TO HAVE AND TO HOLD the above-described property unto the said Lake Properties, Inc., its successors and assigns, 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.

IN WITNESS WHEREOF, the said Wade A. Yates, Clarence R. Yates and Ricky D. Yates, by and through the said Lake Properties, Inc. as mortgagee, by J. Michael Cooper, as auctioneer conducting said sale, have caused these presents to be executed on this the 29th day of November, 1994.

Wade A. Yates, Clarence R. Yates
and Ricky D. Yates
Mortgagors

Lake Properties, Inc.

By: J. Michael Cooper
Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Michael Cooper, whose name as auctioneer for Lake Properties, Inc. 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, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 29th day of November, 1995.

[NOTARIAL SEAL]

P. Diane Ratliff
Notary Public

My Commission Expires: 3-17-99

Inst # 1995-34324

11/30/1995-34324
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50