

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE DEED*

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On May 29, 1990, Quinton T. Smitherman, an unmarried man, executed a certain mortgage on the property hereinafter described to Collateral Mortgage, Ltd. which said mortgage is recorded in Book 293, Page 748, and assigned of record to New South Federal Savings Bank by instrument filed in Book 295, Page 239 in the Office of the Probate Judge 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 County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided 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 at 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 New South Federal Savings Bank did declare all of the indebtedness secured by 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 by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of December 6, December 13 and December 20, 1995; and

WHEREAS, on January 4, 1996, 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 was duly and properly conducted, and New South Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Anne C. Vines was the Auctioneer who conducted said sale for the said New South Federal Savings Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of New South Federal Savings Bank in the amount of Forty-Nine Thousand Six Hundred Seventy-Two and 42/100 (\$49,672.42) Dollars, which sum of money New South Federal Savings Bank offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to New South Federal Savings Bank; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of ~~Forty-Nine Thousand Six Hundred Seventy-Two and 42/100 (\$49,672.42)~~ Dollars, the indebtedness secured by said mortgage, New South Federal Savings Bank, by and through Anne C. Vines, as Auctioneer conducting said sale and as attorney in fact for New South Federal Savings Bank and the said Anne C. Vines, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said New South Federal Savings Bank the following described property situated in Shelby County, Alabama to-wit:

Lot 13, Block 3, according to the Survey of Meadowgreen as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

*This corrective deed being made to correct legal description.

01/04/1996-00353
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 13.00

Inst # 1996-00353

Inst # 1996-01907

01/19/1996-01907
CERTIFIED
11:06 AM
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 13.00

TO HAVE AND TO HOLD the above described property unto New South Federal Savings Bank, 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 New South Federal Savings Bank has caused this instrument to be executed by and through Anne C. Vines, as Auctioneer conducting said sale, and as attorney in fact, and Anne C. Vines, as Auctioneer conducting said sale has hereto set her hand and seal on this the 4th day of January, 1996.

NEW SOUTH FEDERAL SAVINGS BANK
A Federally Chartered Savings Bank

By: Anne C. Vines

Anne C. Vines as
Auctioneer and Attorney in Fact

Anne C. Vines

Anne C. Vines as
Auctioneer conducting said sale

Inst # 1996-01907
01/19/1996-01907
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Anne C. Vines whose name as Auctioneer and Attorney in Fact for New South Federal Savings Bank 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, she, in her capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 1996.

Brenda H. Adams

Notary Public

My commission expires: 9-6-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Anne C. Vines whose name as Auctioneer 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, she, in her capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 1996.

Brenda H. Adams

Notary Public

My commission expires: 9-6-99

This instrument prepared by:
William A. Ratliff, Esq.
WALLACE, JORDAN, RATLIFF & BRANDT, L.L.C.
2000-A SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209
(205) 870-0555

Inst # 1996-00353

01/24/1996-00353
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00