

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Michael D. Parr
408134

KNOW ALL MEN BY THESE PRESENTS: That, Michael D. Parr and wife, Shelley C. Parr did, on to-wit, the 1st day of July, 1994, execute a mortgage to Traditional Mortgage Corporation of Alabama, which mortgage is recorded in Instrument 1994-21418, which said mortgage was duly transferred and assigned to Traditional Mortgage Corporation by instrument recorded as Instrument 1994-21419, further assigned to Suntrust Mortgage in Instrument 1994-29484, further assigned to Federal National Mortgage Association by instrument recorded as Instrument 1996-12380

et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Federal National Mortgage Association 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 March 27, April 3, 10, 1996; and

WHEREAS, on the 17th day of April, 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 sale was duly and properly conducted, and Federal National Mortgage Association 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 Federal National Mortgage Association, in the amount of One Hundred Fifty Four Thousand Nine Hundred Thirty Seven and 88/100 Dollars (\$154,937.88), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal National Mortgage Association; 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 One Hundred Fifty Four Thousand Nine Hundred Thirty Seven and 88/100 Dollars (\$154,937.88), cash, the said Michael D. Parr and wife, Shelley C. Parr, acting by and through the said Federal National Mortgage Association, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL 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 Federal National Mortgage Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1008, according to the Survey of Riverchase Country Club, 17th Addition, as recorded in Map Book 9, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Federal National Mortgage Association, 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.

04/24/1996-13316
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the 17th day of April, 1996.

Michael D. Parr and wife, Shelley C. Parr
Mortgagors

By Federal National Mortgage Association
Mortgagee or Transferee of Mortgagee

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

Federal National Mortgage Association
Mortgagee or Transferee of Mortgagee

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

By Michael Atchison
MICHAEL 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 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 April, 1996.

James H. Parr
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/96

GRANTEE'S ADDRESS
360 Interstate North Pkwy.-Suite 500
Atlanta, GA 30339

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & KREISMAN
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
95-0683

Inst # 1996-13316

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