

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That, whereas, heretofore on, to-wit: On June 23, 1995, Jongho Ko and Hae Won Ko, husband and wife, executed a certain mortgage on the property hereinafter described to Collateral Mortgage, Ltd. which said mortgage is recorded in Instrument #1995-17102, and assigned of record to New South Federal Savings Bank by instrument filed in Instrument #1995-21007 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 July 14, July 24 and July 31, 1996; and

**WHEREAS**, on August 12, 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 Three Hundred Thirteen Thousand Six Hundred Forty-Nine and 94/100 (\$313,649.94) 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 Three Hundred Thirteen Thousand Six Hundred Forty-Nine and 94/100 (\$313,649.94) 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 172, according the survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14, Page 73 A, B, & C, in the Probate Office of Shelby County, Alabama.

**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

08/12/1996-26089  
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SHELBY COUNTY JUDGE OF PROBATE  
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Wallace, Jordan

1996-26089

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 12th day of August, 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

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 12<sup>th</sup> day of August, 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 12<sup>th</sup> day of August, 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 # 1996-26089

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