

This instrument prepared by:  
Jerry E. Held, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
GMAC Mortgage Corp.  
P. O. Box 780  
Waterloo, IA. 50704  
(#31-0658984)

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of July, 1988, Timothy E. McCaleb and wife, Debra Ruth McCaleb (assumed by Jack Bizzell and Minnie Bizzell), executed that certain mortgage on real property hereinafter described to Norwest Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 195, Page 451; said mortgage subsequently transferred and assigned to GMAC Mortgage Corporation of Iowa, now known as GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, recorded in Book 195, Page 460; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication

08/23/1996-27565  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 14.50

Inst # 1996-27565

in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 24, 31, and August 7, 1996; and

WHEREAS, on August 23, 1996, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa; and

WHEREAS, GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, was the highest bidder and best bidder in the amount of Eighty-Two Thousand, Seven Hundred One and 54/100 Dollars (\$82,701.54) on the indebtedness secured by said mortgage, the said GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 12, Block 4, according to the Map and Survey of Oak Mountain Estates, 3rd Sector, as recorded in Map Book 5, page 83, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, Mortgagee, has caused this instrument

to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his hand and seal on this 23rd day of August, 1996.

GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa

By:

  
James D. Campbell  
Auctioneer and Attorney-in-Fact

James D. Campbell  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

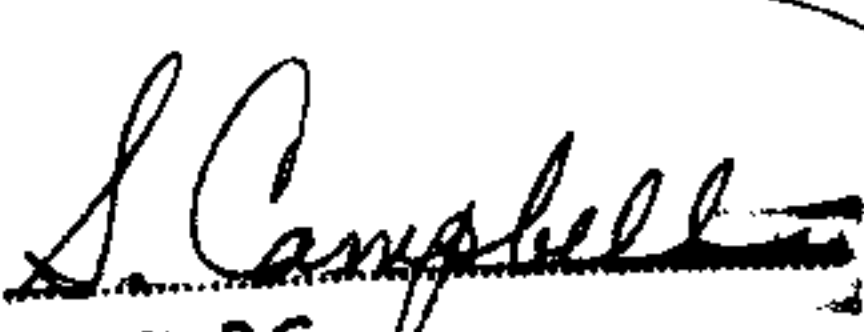
Given under my hand and official seal on this 23rd day of August, 1996.

  
Notary Public

My Commission Expires: 7/16/97

08/23/1996-27565  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 14.50

Inst # 1996-27565

Return To   
Sirote & Permutt, P.C.  
2222 Arlington Avenue  
P. O. Box 55727  
Birmingham, Alabama 35255