

## **MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**William C. Caffey  
2126310-8**

**KNOW ALL MEN BY THESE PRESENTS:** That William C. Caffey and Melissa D. Caffey, husband and wife did, on to-wit, the 25th day of November, 1985, execute a mortgage to Citicorp Homeowners, Inc., which mortgage is recorded in Book 51, Page 867, and re-recorded in Book 149, Page 210 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 Citicorp Mortgage, Inc., formerly known as Citicorp Homeowners, Inc. 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 October 23, 30, November 6, 1996; and

**WHEREAS,** on the 20th day of November, 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 Citicorp Mortgage, Inc., formerly known as Citicorp Homeowners, Inc. 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 David G. Imbusch and Vickie Imbusch, husband and wife, in the amount of One Hundred Thirty-One Thousand and 00/100 Dollars (\$131,000.00), and said property was thereupon sold to the said David G. Imbusch and Vickie Imbusch, husband and wife, 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 Thirty-One Thousand and 00/100 Dollars (\$131,000.00), cash, the said William C. Caffey and Melissa D. Caffey, husband and wife, acting by and through the said Citicorp Mortgage, Inc., formerly known as Citicorp Homeowners, Inc., by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Citicorp Mortgage, Inc., formerly known as Citicorp Homeowners, Inc., by EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto David G. Imbusch and Vickie Imbusch, husband and wife, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 815, according to the survey of Riverchase Country Club Fifteenth, Addition Residential Subdivision, as recorded in Map Book 8 page 168, in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**TO HAVE AND TO HOLD** the above described property unto David G. Imbusch and Vickie Imbusch, husband and wife, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

11/21/1996-38546  
03:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 142.00

Inst # 1996-38546

IN WITNESS WHEREOF, the said Citicorp Mortgage, Inc., formerly known as Citicorp Homeowners, Inc., has caused this instrument to be executed by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the 20th day of November, 1996.

William C. Caffey and Melissa D. Caffey, husband  
and wife  
Mortgagors

By Citicorp Mortgage, Inc., formerly known as  
Citicorp Homeowners, Inc.  
Mortgagee or Transferee of Mortgage

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and  
the person conducting said sale for the Mortgagee  
or Transferee of Mortgage

By Citicorp Mortgage, Inc., formerly known as  
Citicorp Homeowners, Inc.  
Mortgagee or Transferee of Mortgage

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and  
the person conducting said sale for the Mortgagee  
or Transferee of Mortgage

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and  
the person conducting said sale for the Mortgagee  
or Transferee of Mortgage

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that EDITH SCHAUBLE PICKETT, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, 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 20th day of November, 1996.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 10, 1998

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & KREISMAN  
2100 16th Avenue South Suite 200  
Birmingham, Alabama 35205  
96-0758

1st # 1996-38546

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