

This instrument prepared by: **COMPASS BANK**
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203

Inst # 1996-42439

FORECLOSURE DEED

12/27/1996-42439
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: Drennen-Ward Construction, Inc., mortgagor, executed a certain mortgage to Compass Bank, which said mortgage is recorded in Instrument #1994-15443, 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 Compass 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 27 and December 4 and 11, 1996; and,

WHEREAS, on December 20, 1996, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the

aforementioned mortgage was the bid of Compass Bank in the amount of \$225,904.90 which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Jeanie C. Johnson acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Compass Bank, Drennen-Ward Construction, Inc., mortgagor, by and through the said Jeanie C. Johnson, do grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 504, according to the Survey of Highland Lakes, 1st Sector,
an Eddleman Community, as recorded in Map Book 18, page
41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Comapss Bank, by Jeanie C. Johnson, as auctioneer

conducting said sale, has caused these presents to be executed on this, the 20th day of December, 1996.

COMPASS BANK

BY: Jeanie C. Johnson
Jeanie C. Johnson, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeanie C. Johnson, whose name as auctioneer for Compass 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 this 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 20th day of Dec., 1996.

Peggy D. Harding
Notary Public

MY COMMISSION EXPIRES JUNE 26, 1999

Inst # 1996-42439

12/27/1996-42439
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NEL 14.50