

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Janice S. Burke
475930-016

KNOW ALL MEN BY THESE PRESENTS: That, Janice S. Burke, a single woman did, on to-wit, the 29th day of June, 1992, execute a mortgage to Danwoody Mortgage, Inc., which mortgage is recorded in Inst# 1992-13119, which said mortgage was duly transferred and assigned to First National Bank of Gainesville DBA The Mortgage Source by instrument recorded in Inst# 1992-13120, further assigned to Federal National Mortgage Association in Inst# 1995-30263 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 January 8, 15, 22, 1997; and

WHEREAS, on the 5th day of February, 1997, 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 Forty-Two Thousand Fifty-Three and 13/100 Dollars (\$142,053.13), 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 Forty-Two Thousand Fifty-Three and 13/100 Dollars (\$142,053.13), cash, the said Janice S. Burke, a single woman, acting by and through the said Federal National Mortgage Association, by CHALICE E. TUCKER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Federal National Mortgage Association, by CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and CHALICE E. TUCKER, 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 20, according to the Map and Survey of Mallard Pointe as recorded in Map Book 10, Page 70 and refiled in Map Book 12, Page 7, in the Probate Office 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.

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SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

Inst # 1997-03845

IN WITNESS WHEREOF, the said Federal National Mortgage Association, has caused this instrument to be executed by CHALICE E. TUCKER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said CHALICE E. TUCKER, has executed this instrument in his capacity as such auctioneer on this the 5th day of February, 1997.

Janice S. Burke, a single woman
Mortgagors

By Federal National Mortgage Association
Mortgagee or Transferee of Mortgage

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgage

Federal National Mortgage Association
Mortgagee or Transferee of Mortgage

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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 CHALICE E. TUCKER, 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 5th day of February, 1997.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES OCTOBER 10, 1998

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
96-0922


NOTARY PUBLIC

GRANTEE'S ADDRESS
7022 A.C. Skinner Parkway, Suite 200
Jacksonville, Florida 32256

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00