

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

SEND TAX NOTICE TO:
GE Capital Mortgage
2000 West Loop South
Houston, TX. 77027
(#15364938)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of October, 1994, Lloyd L. Peoples and Paula M. Peoples, husband and wife, executed that certain mortgage on real property hereinafter described to Alabama Home Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1994-30819, said mortgage subsequently transferred and assigned to GE Capital Mortgage Services, Inc., recorded in Instrument 1997-02241; 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 GE Capital Mortgage Services, Inc. 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 in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February

03/07/1997-07144
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1997-07144

5, 12, 19, 1997; and

WHEREAS, on March 7, 1997, 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 GE Capital Mortgage Services, Inc. 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 GE Capital Mortgage Services, Inc.; and

WHEREAS, GE Capital Mortgage Services, Inc. was the highest bidder and best bidder in the amount of Forty Thousand and No/100 Dollars (\$40,000.00) on the indebtedness secured by said mortgage, the said GE Capital Mortgage Services, Inc., 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 GE Capital Mortgage Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit: .

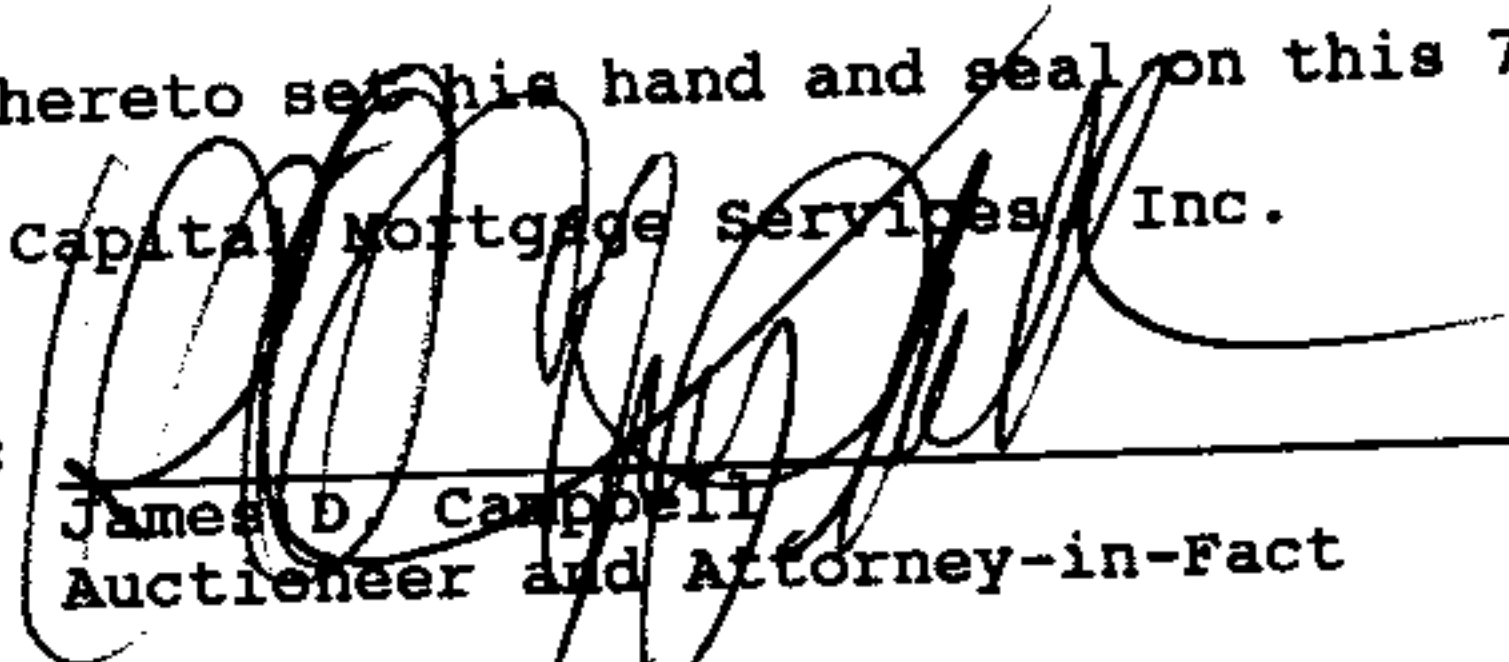
Lot 7, according to the Survey of Hill Top Estates, as recorded in Map Book 18, page 22, in the Probate Office of Shelby County, Alabama.

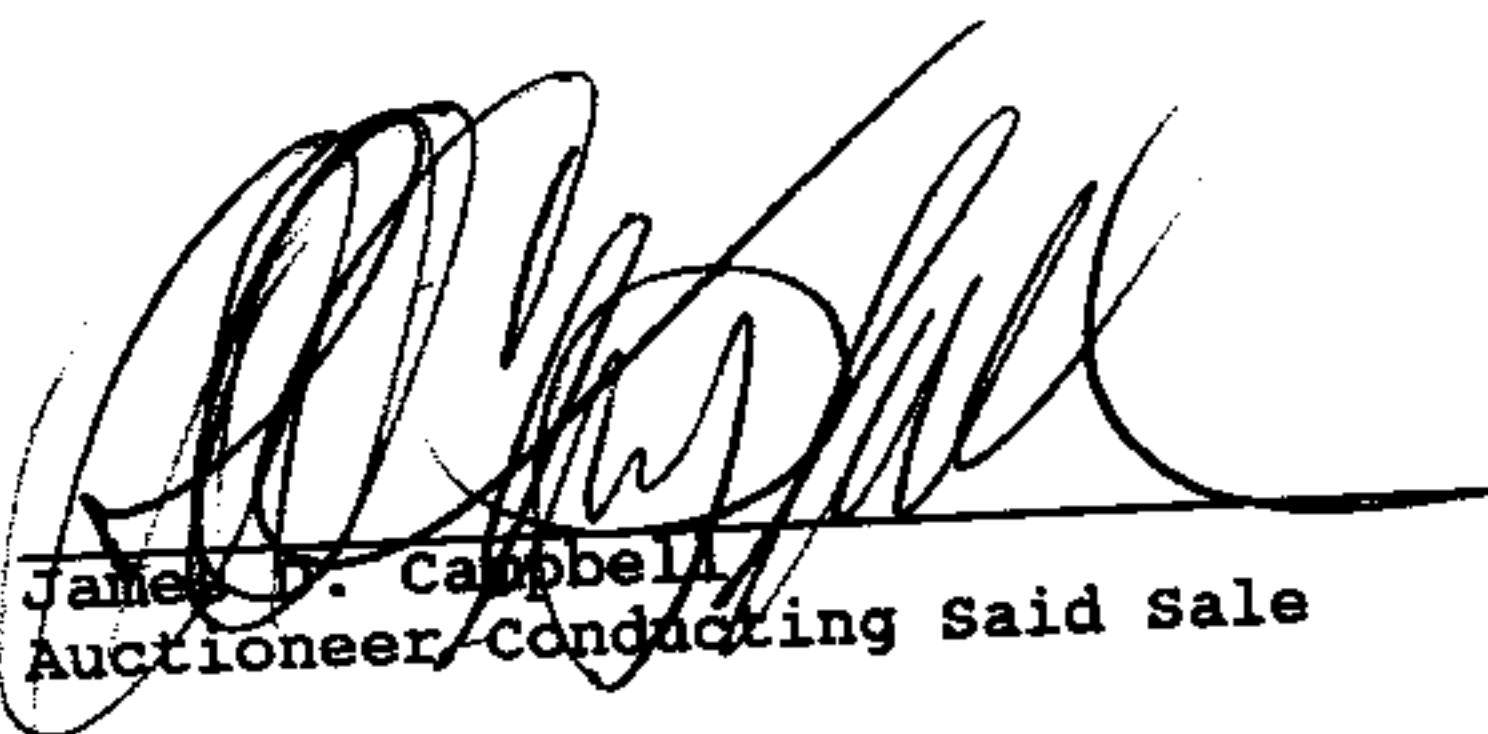
TO HAVE AND TO HOLD the above described property unto GE Capital Mortgage Services, Inc., its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, GE Capital Mortgage Services, Inc., 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 7th day of March, 1997.

GE Capital Mortgage Services, Inc.

By:


James D. Campbell
Auctioneer and Attorney-in-Fact


James D. Campbell
Auctioneer, Conducting Said Sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

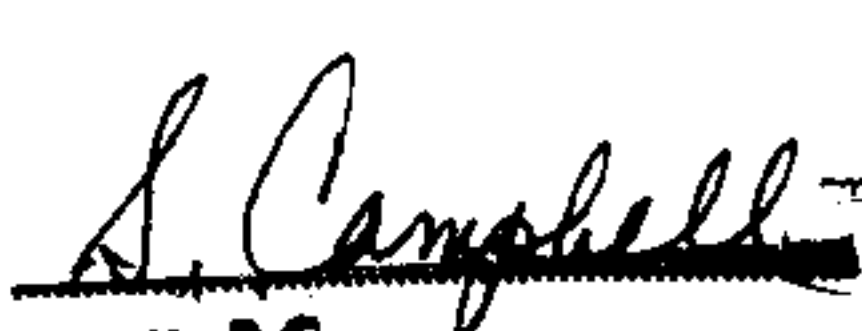
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for GE Capital Mortgage Services, Inc., Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 7th day of March, 1997.


Notary Public
My Commission Expires: 7/16/97

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SHELBY COUNTY JUDGE OF PROBATE
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Return To 
Sirote & Permutt, P.C.
2222 Arlington Avenue
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