

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Robert D. Lumby, Jr.
3268249

KNOW ALL MEN BY THESE PRESENTS: That, Robert D. Lumby, Jr. and wife, Sharon Lumby did, on to-wit, the 2nd day of February, 1995, execute a mortgage to Countrywide Funding Corporation, which mortgage is recorded in Instrument# 1995-3277, which said mortgage was duly transferred and assigned to Independent National Mortgage Company 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 Independent National Mortgage Company 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 February 19, 26, March 5, 1997; and

WHEREAS, on the 19th day of March, 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 Independent National Mortgage Company 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 Independent National Mortgage Company, in the amount of One Hundred Forty Three Thousand Four Hundred Twenty Three and 65/100 (\$143,423.65), which sum the said Independent National Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Independent National Mortgage Company; 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 Three Thousand Four Hundred Twenty Three and 65/100 (\$143,423.65), cash, the said Robert D. Lumby, Jr. and wife, Sharon Lumby, acting by and through the said Independent National Mortgage Company, by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Independent National Mortgage Company, 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 Independent National Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Independent National Mortgage Company, 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.

IN WITNESS WHEREOF, the said Independent National Mortgage Company, 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 Mortgagee, and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the 19th day of March, 1997.

03/19/1997-08537
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-08537

Robert D. Lumby, Jr. and wife, Sharon Lumby
Mortgagors

By Independent National Mortgage Company
Mortgagee or Transferee of Mortgagee

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

Independent National Mortgage Company
Mortgagee or Transferee of Mortgagee

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

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

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 Mortgagee, 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 Mortgagee, 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 19th day of March, 1997.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES MAY 17, 1998

Vicki Lynn Alvin
NOTARY PUBLIC

Instrument prepared by:

CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
97-0068

GRANTEE'S ADDRESS
6400 Legacy Drive
Plano, Texas 75024-3632

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