

## **MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

James D. Duke  
821759-8

KNOW ALL MEN BY THESE PRESENTS: That, James Daniel Duke, a single man did, on to-wit, the 14th day of October, 1988, execute a mortgage to BancBoston Mortgage Corporation, which mortgage is recorded in Real Volume 209, Page 708, which said mortgage was duly transferred and assigned to American Home Funding by instrument recorded in Real Volume 329, Page 925, further re-recorded and assigned to American Home Funding, Inc., in Real Volume 350, Page 605 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 American Home Funding, 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 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 American Home Funding, 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 American Home Funding, Inc., in the amount of Fifty-Eight Thousand Two Hundred Ninety-One and 98/100 Dollars (\$58,291.98), which sum the said American Home Funding, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said American Home Funding, Inc.; 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 Fifty-Eight Thousand Two Hundred Ninety-One and 98/100 Dollars (\$58,291.98), cash, the said James Daniel Duke, a single man, acting by and through the said American Home Funding, Inc., by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said American Home Funding, 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 American Home Funding, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to Chelsea Estates, First Addition as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto American Home Funding, Inc., 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.

Inst # 1997-08538

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SHELBY COUNTY JUDGE OF PROBATE  
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Inst # 1997-08538

IN WITNESS WHEREOF, the said American Home Funding, 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 19th day of March, 1997.

James Daniel Duke, a single man  
Mortgagors

By American Home Funding, Inc.  
Mortgagee or Transferee of Mortgage

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

American Home Funding, Inc.  
Mortgagee or Transferee of Mortgage

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

By Edith S. 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 19th day of March, 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  
97-0093

  
NOTARY PUBLIC

GRANTEE'S ADDRESS  
2812 Emorywood Parkway  
Richmond, Virginia 23294

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