

McRAY GINGO
89 NOLEA LANE
ALABASTER ALA

This instrument was prepared by: Mark E. Diggins 4 Office Park Circle #215 Birmingham, Alabama 35223

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENT, That whereas heretofore on DECEMBER 22, 1995; **21st Century Recyclers Corp., a corporation**, executed a certain mortgage on the property hereinafter described to **McRAY GINGO** as recorded in Instrument 1995-37033 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said mortgagee 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 by publication in "The SHELBY COUNTY REPORTER", a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of ; and

WHEREAS, on APRIL 18, 1997 the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and McRAY GINGO, did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, McRay Gingo was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said mortgagee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of the mortgagee in the amount of \$ 14,323.06 which sum of money was offered to credit on the indebtedness secured by said mortgage, the said mortgagee by and through McRAY GINGO as Auctioneer conducting said sale does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said purchaser, McRAY GINGO the following described property situated in Shelby County, Alabama, to-wit:

A lot in the town of Columbiana, Alabama being a part of the S/W 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, bounded on the Northwest by the Southern Railroad right of way, on the west by lot belonging to Gulf States Paper Company (formerly Shelby Iron Company) on the south by lot formerly known as O'Hara Lot; and on the east by a branch; and being further known as Lot 139, according to Horsley's Map of the Town of Columbiana, Alabama.

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TO HAVE AND TO HOLD the above described property to McRAY GINGO subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, McRAY GINGO has executed this instrument as Auctioneer conducting said sale, and as Auctioneer conducting said sale has hereto set his hand and seal on this the 18th day of APRIL 1997.

McRay Gingo
Auctioneer : McRAY GINGO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that McRY GINGO whose name as Auctioneer McRAY GINGO 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 said Auctioneer with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of APRIL 1997.

Mark E. Tippins
Notary Public : MARK E. TIPPINS

My commission expires: 7-23-1997

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