

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

Inst # 1997-34871

KNOW ALL PERSONS BY THESE PRESENTS: That Tracy C. Taylor did execute a mortgage to Pelham Housing, Inc., which mortgage is recorded as Instrument Number 1994-21000, in the Office of the Judge of Probate of Shelby County, Alabama, and which mortgage, security lien and the indebtedness secured thereby, was assigned to and acquired by Green Tree Financial Corporation of Alabama, by instrument recorded as Instrument Number 1994-21001 in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Green Tree Financial Corporation of Alabama, did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage, in accordance with the terms thereof, by publication in the a newspaper of general circulation published in Shelby County, Alabama in its issues of October 8, 1997, October 15, 1997 and October 22, 1997; and

WHEREAS, on October 27, 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 Green Tree Financial Corporation of Alabama, did offer for sale and did sell at public outcry, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid for cash obtained for the Property was the bid of Green Tree Financial Corporation of Alabama, in the amount of Twenty Thousand & 00/100 DOLLARS (\$20,000.00) which sum Green Tree Financial Corporation of Alabama offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Green Tree Financial Corporation of Alabama; and

WHEREAS, the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure 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 a credit of Twenty Thousand & 00/100 DOLLARS (\$20,000.00) on the indebtedness secured by the Mortgage, Tracy C. Taylor and acting by and through Michael C. Ivey as the auctioneer and the person conducting the foreclosure sale for Green Tree Financial Corporation of Alabama and Green Tree Financial Corporation of Alabama, by Michael C. Ivey as the auctioneer and the person conducting the foreclosure sale for Green Tree Financial Corporation of Alabama, do hereby grant, bargain, sell, and convey unto Green Tree Financial Corporation of Alabama, the following described real estate:

Begin at the NW corner of lot 11-R.E. Whaley's Map of the Town of Maylene as recorded in Map Book 3, page 75, in the Shelby county Probate Office; thence South along the West line of said Lot 11 for 132.79 feet to

10/27/1997-34871
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SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.50

the SW corner thereof; thence right 90 deg. 00' in a Westerly direction 42.00 feet; thence right 61 deg. 53' in a Northwesterly direction 149.19 feet; thence right 118 deg. 01' in an Easterly direction 100.00 feet to the point of beginning.

TOGETHER WITH a security interest in that certain 44x24 1994 Redman Mobile Home Serial Number: 11426122.

Subject, however, to the following:

1. Any lien for ad valorem taxes, whether not yet due and payable;

1. The statutory rights of redemption on the parts of those entitled to redeem as provided by the laws of the State of Alabama;

2. All easements, rights of way and restrictions of record; and


3. Any and all rights, liens, and interests of any and all persons and entities, of record or not, as may exist at law or in equity.

TO HAVE AND TO HOLD the Property unto Green Tree Financial Corporation of Alabama. forever; subject, however, to those exceptions noted above.


IN WITNESS WHEREOF, Green Tree Financial Corporation of Alabama has caused this instrument to be executed by Michael C. Ivey as the auctioneer and the person conducting the foreclosure sale for Green Tree Financial Corporation of Alabama, and in witness whereof Michael C. Ivey has executed this instrument in his capacity as such auctioneer on this 27th day of October 1997.

TRACY C. TAYLOR MORTGAGOR

By: GREEN TREE FINANCIAL CORPORATION
OF ALABAMA, HOLDER OF THE
MORTGAGE

By: 
as Auctioneer and the person
conducting the foreclosure sale
for the Holder of the Mortgage

GREEN TREE FINANCIAL CORPORATION OF
ALABAMA, HOLDER OF THE MORTGAGE

By: 
as Auctioneer and the person
conducting the foreclosure sale
for the Holder of the Mortgage


as Auctioneer and the person
conducting the foreclosure sale for
the Holder of the Mortgage

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael C. Ivey, whose name as Auctioneer and the person conducting the foreclosure sale for Green Tree Financial Corporation of Alabama, 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 this conveyance, he in his capacity as such Auctioneer and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October 1997.

Barbara Chandler

NOTARY PUBLIC

[S E A L]

My commission expires:

9-12-99

THIS INSTRUMENT WAS PREPARED BY:

✓ Michael L. Hall
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Birmingham, Alabama 35203
(205) 251-3000

RETURN INSTRUMENT TO PREPARER

Inst # 1997-34871

10/27/1997-34871
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