

MORTGAGE FORECLOSURE DEED

THE STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on the 11th day of January, 1995, Delesha M. Watts, an unmarried woman, executed a certain mortgage to Premiere Mortgage Corporation, which said mortgage is recorded in Instrument #1995-01597, in the Office of the Judge of Probate of Shelby County, Alabama; which said mortgage was transferred and assigned to Inland Mortgage Corporation by instrument dated the 11th day of January, 1995 recorded in Instrument #1995-01598, in said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Inland Mortgage Corporation did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Columbiana, Alabama, in its issues of October 15, 22 and 29, 1997; and

WHEREAS, on November 19, 1997, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Inland Mortgage Corporation did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Inland Mortgage Corporation in the amount of Eighty Nine Thousand Eight Hundred Eighty-five and 72/100 (\$89,885.72) DOLLARS, which the said Inland Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Inland Mortgage Corporation; and

WHEREAS, William Patrick Harkins acted as auctioneer as provided in said mortgage and conducted said sale; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Eighty Nine Thousand Eight Hundred Eighty-five and 72/100 (\$89,885.72) DOLLARS, on the indebtedness secured by said mortgage, the said Delesha M. Watts, mortgagor, acting by and through the said Inland Mortgage Corporation, by William Patrick Harkins, as

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SHELBY COUNTY JUDGE OF PROBATE  
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said auctioneer and the person conducting said sale for the mortgagee, does grant, bargain, sell and convey unto Inland Mortgage Corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot C, Block 2, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with an undivided 1/106'th interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880, in said Probate Office.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1998.
2. Any and all easements and/or restrictions of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of or resulting from the foreclosure of that certain mortgage executed by the Delesha M. Watts, an unmarried woman, to Premiere Mortgage Corporation recorded in Instrument #1995-01597, in the Office of the Judge of Probate of Shelby County, Alabama. Also subject to right of the United States to redeem the subject property from said foreclosure sale as provided by Federal Tax Lien Act of 1966 (26 U.S.C. 7425).

TO HAVE AND TO HOLD the above described property unto Inland Mortgage Corporation, its successors and assigns forever; 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, Delesha M. Watts, by the said Inland Mortgage Corporation, have caused this instrument to be executed by William Patrick Harkins, as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof the said William Patrick Harkins, has executed this instrument in his capacity as such auctioneer on this the 19th day of November, 1997.

INLAND MORTGAGE CORPORATION

By: William Patrick Harkins  
As: Auctioneer and the person  
conducting said sale for the  
mortgagee

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Patrick Harkins, whose name as auctioneer and the person conducting said sale for the 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 said conveyance, he, in his capacity as such auctioneer and who person conducting said sale for the mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 1997.

E. Kay Wallace  
NOTARY PUBLIC

My commission expires: 11-28-2000

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins  
CORRETTI, NEWSOM & HAWKINS  
1804 7th Avenue North  
Birmingham, Alabama 35203  
Telephone: (205) 251-1164

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