

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That Frank J. Trainor, and wife Michelle Trainor, did, on to-wit, August 31, 1994, execute a mortgage to Southeastern Mortgage of Alabama which is recorded in Instrument Number 1994-27342, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to Loyola Federal Savings Bank, now known as Crestar Mortgage Corporation by Instrument Number 1994-27345, 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 Crestar Mortgage Corporation 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 the City of Columbiana, Shelby County, Alabama, in its issues of March 11, 1998, March 18, 1998 and March 25, 1998; and

WHEREAS, on April 7, 1998, 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 Crestar Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said Crestar Mortgage Corporation, in the amount of \$87,122.95, which sum the said Crestar Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Crestar Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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 a credit of \$87,122.95, on the indebtedness secured by said mortgage, the said Frank J. Trainor and wife Michelle Trainor, acting by and through the said Crestar Mortgage Corporation by Gail Davis as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Crestar Mortgage Corporation, by Gail Davis as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and Gail Davis, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Crestar Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map of Navajo Pines, as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Crestar Mortgage Corporation 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.

Inst # 1998-12718

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SHELBY COUNTY JUDGE OF PROBATE

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IN WITNESS WHEREOF, the said Crestar Mortgage Corporation has caused this instrument to be executed by Gail Davis as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Gail Davis has executed this instrument in her capacity as such auctioneer on this 7th day of April, 1998.

Frank J. Trainor and wife Michelle Trainor (Mortgagor)

By: Crestar Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By: Gail Davis
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

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Mortgagee or Transferee of Mortgagee

By: Gail Davis
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said sale for the Mortgagee or Transferee
of Mortgagee

Gail Davis
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee

STATE OF ALABAMA
JEFFERSON
COUNTY OF ~~SHELBY~~

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Gail Davis, 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, she, in her 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 the same bears date.

Given under my hand and official seal this 8th day of April, 1998.

Shawn S. Aufdemorte
NOTARY PUBLIC

My commission expires: 1-5-2002

THIS INSTRUMENT PREPARED BY:
Robert R. Sexton, Attorney at Law
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue, North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2602

Address of Grantee:
Crestar Mortgage Corporation
901 Semmes Avenue
Richmond, Virginia 23224

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