

This instrument was prepared by:
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2117 2nd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
:
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: September 19, 1986, Ernest Lee Bush, Jr., an unmarried man (subsequently assumed by Haywood Donald Green, Sr.) executed a certain mortgage on the property hereinafter described to Alliance Mortgage Company as recorded in Book 094, Page 781 in the Probate Office of Shelby County, Alabama; said mortgage being corrected and recorded in Book 162, Page 810 in the aforesaid Probate Office, said mortgage being transferred and assigned to Southeast Mortgage Company by instrument recorded in Book 100, Page 607 in the aforesaid Probate Office, said assignment being corrected and re-recorded in Book 184, Page 158 in the aforesaid Probate Office, said mortgage being transferred and assigned to Sears Mortgage Corporation (presently known as PNC Mortgage Corp.) by instrument recorded in Book 315, Page 769, in the aforesaid Probate Office, said mortgage being transferred and assigned to Star Bank, N.A., Successor by merger with Great Financial Bank, FSB by instrument recorded in Instrument #1995-23446 in the aforesaid Probate Office.

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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Star Bank, N.A., Successor by merger with Great Financial Bank, FSB did declare all of the indebtedness secured by 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 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 March 18, March 25 and April 1, 1998; and

WHEREAS, on April 17, 1998, 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 Star Bank, N.A., Successor by merger with Great Financial Bank, FSB did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Robert Curry was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Star Bank, N.A., Successor by merger with Great Financial Bank, FSB; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Star Bank, N.A., Successor by merger with Great Financial Bank, FSB in the amount of Fifty-two Thousand Nine Hundred Sixty-nine and 25/100 Dollars

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(\$52,969.25), which sum of money Star Bank, N.A., Successor by merger with Great Financial Bank, FSB offered to credit on the indebtedness secured by said mortgage, the said Star Bank, N.A., Successor by merger with Great Financial Bank, FSB by and through Robert Curry as Auctioneer conducting said sale and as attorney in fact for Star Bank, N.A., Successor by merger with Great Financial Bank, FSB and the said Robert Curry as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Star Bank, N.A., Successor by merger with Great Financial Bank, FSB the following described property situated in Shelby County, Alabama, to-wit:

Lot 6-A, of a Resurvey of Lots 1-6, Block 3, of a Resurvey of Breckenridge Park, as recorded in Map Book 10, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Star Bank, N.A., Successor by merger with Great Financial Bank, FSB, 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, Star Bank, N.A., Successor by merger with Great Financial Bank, FSB has caused this instrument to be executed by and through Robert Curry as Auctioneer conducting said sale, and as Attorney in Fact, and Robert Curry as Auctioneer conducting said sale has hereto set his hand and seal on this the 17th day of April, 1998.


Robert Curry
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Robert Curry whose name as Auctioneer and Attorney in Fact for Star Bank, N.A., Successor by merger with Great Financial Bank, FSB 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 and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 1998.


Notary Public

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