

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

07/06/1998-25228
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MC3 14.30

Inst # 1998-25228

WHEREAS, Dan B. Brown and Deborah L. Brown, husband and wife, executed a mortgage to Coats & Co., Inc. on the 28th day of July, 1995, on that certain real property hereinafter described, which mortgage is recorded in Inst. #1995-21024, of the records in the Office of the Judge of Probate, Shelby County, Alabama, which mortgage was subsequently assigned to Bank of Oklahoma, N.A., (d/b/a BOK Mortgage, formerly known as BancOklahoma Mortgage Corporation) by instrument recorded in Inst. #1997-19876 of the said Probate Court records; and*

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on May 27, June 3 and 10, 1998, fixing the time of the sale of said property to be during the legal hours of sale on the 26th day of June, 1998, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 26th day of June, 1998, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale

Malcolm A.

contained in the said mortgage, at which sale Federal Home Loan Mortgage Corporation was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$128,218.38 cash in hand paid by said purchaser to Michael T. Atcheson, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Bank of Oklahoma, N.A., d/b/a BOK Mortgage, formerly known as BancOklahoma Mortgage Corporation, by and through Michael T. Atcheson as such auctioneer, and as its attorney-in-fact, and Dan B. Brown and Deborah L. Brown by Michael T. Atcheson, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Federal Home Loan Mortgage Corporation, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

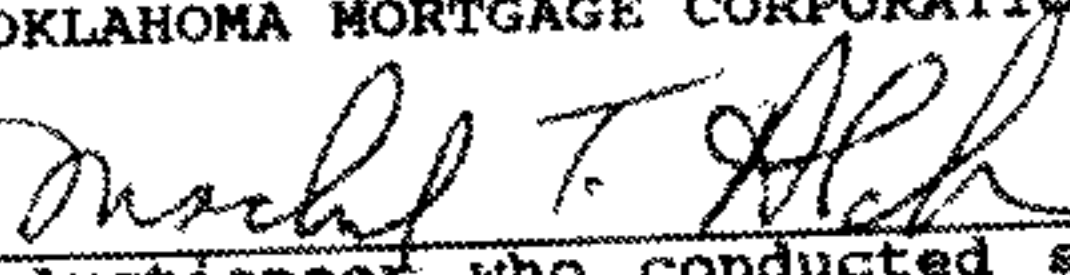
Lot 66, according to the survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, page 23 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Federal Home Loan Mortgage Corporation, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Bank of Oklahoma, N.A., d/b/a BOK Mortgage, formerly known as BancOklahoma Mortgage Corporation, by and through Michael T. Atcheson, as the auctioneer who conducted said sale, and as its attorney-in-fact and Dan B. Brown and Deborah L. Brown by Michael T. Atcheson, as their attorney-in-fact, have hereunto set their hands and seals on this the 26th day of June, 1998.

BANK OF OKLAHOMA, N.A., D/B/A BOK
MORTGAGE, FORMERLY KNOWN AS
BANCOKLAHOMA MORTGAGE CORPORATION

BY:


Auctioneer who conducted said
sale and attorney-in-fact

DAN B. BROWN AND DEBORAH L. BROWN

By:


Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atcheson, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Bank of Oklahoma, N.A., d/b/a BOK Mortgage, formerly known as BancOklahoma Mortgage Corporation 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 attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 26th day of June, 1998.

Martha A. Wilder
NOTARY PUBLIC
My Commission Expires: 10-6-2000

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atcheson, whose name as attorney-in-fact for Dan B. Brown and Deborah L. Brown 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 attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 26th day of June, 1998.

Martha A. Wilder
NOTARY PUBLIC
My Commission Expires: 10-6-2000

Grantee's address:

7060 S. Yale
Tulsa, OK 74136

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

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