

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

Jewel Datcher and Raquel Datcher

COUNTY OF Shelby)

FFFS#74083313

KNOW ALL MEN BY THESE PRESENTS: That, Miss Raquel Datcher an unmarried woman did, on to-wit: the 27th day of June, 1996 execute a mortgage to First Family Financial Services, Inc., an Alabama Corporation, which mortgage is recorded in Instrument #1996-28315 et seq., 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 First Family Financial Services, Inc. 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 Shelby County, Alabama, in its issues of August 16th, 23rd and 30th, 1998; and

WHEREAS, on the 15th day of September, 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 First Family Financial Services, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 First Family Financial Services, Inc. in the amount of Eight Thousand, Seven Hundred Eighty Six and 49/100 Dollars (\$8,786.49), which sum the said First Family Financial Services, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said First Family Financial Services, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 Eight Thousand, Seven Hundred Eighty Six and 49/100 Dollars (\$8,786.49), cash, the said Miss Raquel Datcher an unmarried woman, acting by and through the said First Family Financial Services, Inc. by Linwood Bragan, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said First Family Financial Services, Inc., by Linwood Bragan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Linwood Bragan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto First Family Financial Services, Inc. the following described real estate situated in Shelby County, Alabama to wit:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND PROCEED SOUTH 0 DEGREES 04 MINUTES 00 SECONDS WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 2 EAST FOR A DISTANCE OF 14.40 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST 460.02 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND KNOWN AS PARCEL NO. 2 OF THE DATCHER FAMILY SURVEY; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG AFOREMENTIONED COURSE SOUTH 89 DEGREES 37 MINUTES 00

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SHELBY COUNTY JUDGE OF PROBATE
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SECONDS EAST 153.34 FEET TO A POINT; THENCE PROCEED NORTH 0 DEGREES 20 MINUTES 52 SECONDS EAST 681.72 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 37 MINUTES 00 SECONDS WEST PARALLEL TO THE SOUTH BOUNDARY OF HEREIN DESCRIBED PARCEL OF LAND FOR A DISTANCE OF 155.15 FEET TO A POINT; THENCE PROCEED SOUTH 0 DEGREES 11 MINUTES 45 SECONDS WEST 681.72 FEET BACK TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED IN THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 36 AND THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND CONTAINS 2.41 ACRES, MORE OR LESS, ADDRESS: LAND ONLY. TAX MAP OR PARCEL ID NO. 07-7-25-0-000-006.001.

TO HAVE AND TO HOLD THE above described property unto First Family Financial Services, Inc. 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said First Family Financial Services, Inc., has caused this instrument to be executed by Linwood Bragan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Linwood Bragan, has executed this instrument in his capacity as such auctioneer on this the 15th day of September, 1998.

Miss Raquel Datcher an unmarried woman Mortgageor(s)

By: First Family Financial Services, Inc.
Mortgagee or Transferee of Mortgagee

By: Linwood Bragan
Linwood Bragan, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

First Family Financial Services, Inc.
Mortgagee or Transferee of Mortgagee

By: Linwood Bragan
Linwood Bragan, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee

By: Linwood Bragan
Linwood Bragan, as Auctioneer and the person conducting sale for the or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Linwood Bragan, 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, he, in his 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 that bears that same date.

Given under my name and official seal this the 15th day of September, 1998.



NOTARY PUBLIC

COMMISSION EXPIRES: 5/25/2002

GRANTEE'S ADDRESS:
5415 Beacon Drive, Suite 157.
Birmingham, Alabama 35210

Instrument prepared by:
Linwood Bragan
3021 Loma road Suite 305
Birmingham, Alabama 35216
(205)823-3070

Inst # 1998-36567
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12:59 PM CERTIFIED
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