

1998-45146
Inst

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: October 15, 1996, William D. Murray, a married man, Mortgagor, executed a certain mortgage to Construction Mortgage Corp., a corporation, said mortgage being recorded as Instrument 1996-36020 in the Probate Office of Shelby County, Alabama; and

WHEREAS, said mortgage was transferred to Standard Mortgage Corporation of Georgia, a corporation, as transferee, said transfer being recorded as Instrument 1996-36021, aforesaid records, and Standard Mortgage Corporation of Georgia is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Standard Mortgage Corporation of Georgia, as transferee, 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 U. S. Mail and by publication in the Shelby county Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 14, 21 and 28, 1998; and

WHEREAS, on November 10, 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 the said Standard Mortgage Corporation of Georgia, as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main entrance, Shelby County, Columbiana, 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 the said Standard Mortgage Corporation of Georgia, as transferee, in the amount of Sixty Five Thousand Three Hundred Two and 05/100 Dollars (\$65,302.05) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation of Georgia; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Standard Mortgage Corporation of Georgia; and

WHEREAS, said mortgage expressly authorized the 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 Sixty Five Thousand Three Hundred Two and 05/100 Dollars (\$65,302.05), William D. Murray, a married man, Mortgagor, by and through the said Standard Mortgage Corporation of Georgia, as transferee, do grant, bargain, sell and convey unto the said Standard Mortgage Corporation of Georgia, as transferee, the following described real property situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD, the above described property unto the said Standard Mortgage Corporation of Georgia, 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, the said William D. Murray, a married man, Mortgagor, by the said Standard Mortgage Corporation of Georgia, as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 10th day of November, 1998.

**WILLIAM D. MURRAY,
A MARRIED MAN,
MORTGAGOR**

**By: STANDARD MORTGAGE CORPORATION
OF GEORGIA,
AS TRANSFEE**

By: W.L. Longshore, Jr.
**W. L. Longshore, Jr.,
Auctioneer**

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Standard Mortgage Corporation of Georgia, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November October, 1998.

Debrah Collins
NOTARY PUBLIC
My Commission Expires: 7/16/02 11-2-2001

THIS INSTRUMENT PREPARED BY:

**W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661**

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DEJW COUNTY DEPT OF PROPERTY
REC'D 12:30*