

VA Form 26-40 (322)
JUNE 1983. Use optional. Section 1810.
Title 38 U.S.C.. Acceptable to
Federal National Mortgage Association

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA :
SHELBY COUNTY :

KNOW ALL MEN BY THESE PRESENTS, That Leon Dickey and spouse Peggy Ann Dickey did on to-wit, February 22, 1996, execute a mortgage to SouthTrust Mortgage Corporation, which said mortgage is recorded in Instrument #1996-07771, 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 SouthTrust Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and property 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 December 2, December 9, December 16, 1998, January 6, 1999, February 10, 1999 and March 3, 1999; and

WHEREAS, on 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 SouthTrust Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby 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 SouthTrust Mortgage Corporation in the amount of One Hundred Seven Thousand Fifty and no/100 DOLLARS (\$107,050.00), which sum the said SouthTrust Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 One Hundred Seven Thousand Fifty and no/100 DOLLARS (\$107,050.00), on the indebtedness secured by said mortgage, the said Leon Dickey and wife, Peggy Ann Dickey, acting by and through the said SouthTrust Mortgage Corporation by Robert Curry, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and Robert Curry as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SouthTrust Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 2, according to the map and plat of Indian Valley, First Sector, a map of which is filed of record in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto SouthTrust 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.

IN WITNESS WHEREOF, the said SouthTrust Mortgage Corporation has caused this instrument to be executed by Robert Curry, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Harold H. Goings, has executed this instrument in his/her capacity as such auctioneer on this the 22nd day of April, 1999.

inst # 1999-17069
04/22/1999-17069
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HWS 12.00

** Leon Dickey and spouse,
Peggy Ann Dickey, Mortgagors

By SouthTrust Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By Robert Curry
Robert Curry
as Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of Mortgagee

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Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Robert Curry, 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/she, in his/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 seal this the 22nd day of April, 1999.

Robert Curry
Notary Public
My Commission Expires: 3/9/2002

✓ THIS INSTRUMENT WAS PREPARED BY:

Harold H. Goings
Spain & Gillon, LLC
2117 2nd Avenue North
Birmingham, AL 35203

Inst # 1999-17069

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SHELBY COUNTY JUDGE OF PROBATE
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