

This instrument prepared by: NEW SOUTH FEDERAL SAVINGS BANK
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 21, 1996, Brookland Homes, Inc., a corporation, mortgagor, executed a certain mortgage to New South Federal Savings Bank which said mortgage is recorded in Instrument # 1996-39249, page , 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 New South Federal Savings Bank 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of March 31, April 7 & 14, 1999; and,

WHEREAS, on April 19, 1999, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said New South Federal Savings Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the

Inst # 1999-19384

05/10/1999-19384
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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aforementioned mortgage was the bid of Christopher R. Brasher and wife, Sondra B. Brasher in the amount of \$132,000.00 which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Christopher R. Brasher and wife, Sondra B. Brasher; as joint tenants with right of survivorship and,

WHEREAS, Charles L. Denaburg acted as auctioneer as provided in said mortgage and conducted the said sale; 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 \$132,000.00, Brookland Homes, Inc., a corporation, mortgagor, by and through the said Charles L. Denaburg, does grant, bargain, sell and convey unto the said Christopher R. Brasher and wife, Sondra B. Brasher, as joint tenants with right of survivorship, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Christopher R. Brasher and wife, Sondra B. Brasher, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said New South Federal Savings Bank, by Charles L.

Denaburg, as auctioneer conducting said sale, has caused these presents to be executed on this, the

29th day of April, 1999.

NEW SOUTH FEDERAL SAVINGS BANK

BY:

Charles L. Denaburg
Charles L. Denaburg, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Denaburg, whose name as auctioneer for New South Federal Savings Bank, 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 29th day of April, 1999.

Gina S. Nest
Notary Public
my commission expires
2/3/02

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