SEND TAX NOTICE TO: Shelby Resources, Inc P. O. Box 419 Pelham, AL 35124
STATE OF ALABAMA

COUNTY OF JEFFERSON

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of December, 1995, Bo Bambinelli, a single person, executed that certain mortgage on real property hereinafter described to Magnolia Federal Bank for Savings, which said mortgage was recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Instrument 9514/1541, and in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1995-37293; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Birmingham, Jefferson County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Union Planters Bank, National Association, successor by merger with Magnolia Federal Bank for Savings, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein

> 07/20/1999-30389 02:38 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 17.00 004 HMS

provided and did give due and proper notice of the foreclosure of said mortgage by publication in Alabama Messenger, a newspaper of general circulation published in Jefferson County, Alabama, in its issues of June 19, 26, and July 3, 1999, and by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 23, 30, and July 7, 1999; and

*. • . . .

WHEREAS, on July 19, 1999, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Union Planters Bank, National Association, did offer for sale and sell at public outcry in front of the Courthouse door in Birmingham, Jefferson County, Alabama, the property hereinafter described; and

WHEREAS, Greggory M. Deitsch was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Union Planters Bank, National Association; and

WHEREAS, Shelby Resources, Inc. was the highest bidder and best bidder in the amount of Fifty-Nine Thousand and No/100 Dollars (\$59,000.00) on the indebtedness secured by said mortgage, the said Union Planters Bank, National Association, by and through Greggory M. Deitsch as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Shelby Resources, Inc., all of its right, title, and interest in and to the following described property situated in Jefferson and Shelby Counties, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc., its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Union Planters Bank, National Association, Mortgagee, has caused this instrument to be executed by and through Greggory M. Deitsch as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Greggory M. Deitsch, as said auctioneer and attorney-in-

fact for said Mortgagee, has hereto set his hand and seal on this 19th day of July, 1999.

Union Plantes Bank, National Association

M. Deltsch, Auctioneer and Atterney-in-Fact

Greggor M. Deitsch, Auctioneer Conducting Said Sale

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greggory M. Deitsch, whose name as auctioneer and attorney-in-fact for Union Planters Bank, National Association, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears. date for and as the act of said Mortgagee.

Given under my hand and official seal on this 19th day of July, 1999.

Notary Public

My Commission Expires: 2

This instrument prepared by: Jerry E. Held, Esquire SIROTE & PERMUTT, P.C. 2222 Arlington Avenue South Birmingham, Alabama 35205

* 1999-30389	2:38 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE OF MAS 17.00
H	07 / BC
T	02 = 38
T	02 = 38

EXHIBIT "A"

UNIT 2, BUILDING 5, IN WINDHOVER, A CONDOMINIUM LOCATED AT OLD ROCKY RIDGE ROAD, JEFFERSON COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM RECORDED JULY 23, 1975, IN REAL VOLUME 1197, PAGE 689, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND IN MISC. BOOK 12, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY AMENDMENTS OF DECLARATION OF CONDOMINIUM RECORDED IN REAL VOLUME 1200, PAGE 637; REAL VOLUME 1385, PAGE 91; REAL VOLUME 1388, PAGE 152; REAL VOLUME 1564, PAGE 374; REAL VOLUME 1573, PAGE 594; REAL VOLUME 1632, PAGE 85 AND REAL VOLUME 1632, PAGE 93, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND IN MISC. BOOK 12, PAGE 196; MISC. BOOK 18, PAGE 28; MISC. BOOK 18, PAGE 163; MISC. BOOK 24, PAGE 465; MISC. BOOK 24, PAGE 468; MISC. BOOK 26 PAGE 329 AND IN MISC. BOOK 26, PAGE 337 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF WINDHOVER, A CONDOMINIUM, AS SET OUT IN EXHIBIT B ATTACHED TO SAID DECLARATION OF CONDOMINIUM, AS IT MAY HAVE BEEN OR MAY HEREAFTER BE AMENDED PURSUANT TO SAID DECLARATION; SAID UNIT BEING MORE PARTICULARLY DETAILED IN THE PLANS AND DRAWINGS OF SAID CONDOMINIUM AS RECORDED IN MAP BOOK 107, PAGE 26; IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND IN MAP BOOK 6, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AS AMENDED BY REVISED OR SUPPLEMENTAL PLANS RECORDED IN MAP BOOK 107, PAGE 32, MAP BOOK 111, PAGE 34; MAP BOOK 115, PAGE 5; MAP BOOK 116, PAGE 76 AND IN MAP BOOK 116, PAGE 77, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND IN MAP BOOK 6, PAGE 55; MAP BOOK 6, PAGE 133; MAP BOOK 7, PAGE 41; MAP BOOK 7, PAGE 81 AND MAP BOOK 7, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

> State of Alabama - Jefferson County I certify this instrument filed on:

1999 JUL 19 P.M. 16:00

Recorded and \$

Mtg. Tax

59.00Deed Tax and Fee Amt. and \$ 12.00 Total \$ GEORGE R. REYNOLDS, Judge of Probate

