

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore on, to-wit, September 15, 1994, Janet W. Linville, a single woman, Mortgagor, executed a certain mortgage to MortgageAmerica, Inc., a corporation, which said mortgage is recorded in Instrument 1994-28786 in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by the said mortgage, and MortgageAmerica, Inc., a corporation, as mortgagee, 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 publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of June 16, 23, and 30, 1999 and July 28, 1999; and

WHEREAS, on August 12, 1999, the day on which the foreclosure sale was due to be held under the terms of the notice during the legal hours of sale, said foreclosure was duly and properly conducted, and the said MortgageAmerica, Inc., a corporation, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Columbiana, Shelby County, 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 MortgageAmerica, Inc., a corporation, in the amount of SIXTY- SEVEN THOUSAND NINE HUNDRED THIRTY-NINE AND 28/100 (\$67,939.28) DOLLARS which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to MortgageAmerica, Inc., a corporation; and

WHEREAS, Alan L. King 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 SIXTY- SEVEN THOUSAND NINE HUNDRED THIRTY-NINE AND 28/100 (\$67,939.28) DOLLARS, Janet W. Linville, a single woman, Mortgagor, by and through MortgageAmerica, Inc., a corporation, does grant, bargain, sell and convey unto MortgageAmerica, Inc., a corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 11, in Block 2, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD the above described property unto the said MortgageAmerica, Inc., a corporation, 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 Janet W. Linville, a single woman, by MortgageAmerica, Inc., a corporation, by Alan L. King, as auctioneer conducting said sale, has caused these presents to be executed on this the 12 day of August, 1999

MORTGAGEAMERICA, INC.

*Alan L. King*  
As Auctioneer

STATE OF ALABAMA )  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan L. King, whose name as auctioneer for MortgageAmerica, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, 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 seal, this 12<sup>th</sup> day of August, 1999.

*Arthurd W. Woods Curry*  
Notary Public

My Commission Expires: 12-7-2002

This document prepared by:

Alan L. King

Attorney at Law

Post Office Box 660525

Birmingham, Alabama 35266-0525

Telephone: 205/871-2200

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