

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

Inst # 1999-34369

WHEREAS, a mortgage executed on the 20th day of March, 1996 by Charles C. Ebert, Jr. and wife, Catherine M. Ebert, in favor of Castle Mortgage Corporation and recorded as Instrument 1996-09261 in the Probate Office of Shelby County, Alabama. Said mortgage was assigned to Colonial Mortgage Company, which mortgage did convey the lands hereinafter described to Colonial Mortgage Company; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Colonial Mortgage Company and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in said county, and execute the property conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: 07/21/99, 07/28/99, and 08/05/99, in The Shelby County Reporter, a newspaper, then and now published in the County of Shelby, State of Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by James Dennis Campbell, as attorney-in-fact for the mortgagors and as attorney-in-fact for mortgagee, and James Dennis Campbell, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, County of Shelby, Alabama, on August 16, 1999, and at said sale Colonial Mortgage Company was the highest bidder for the said property at and for the sum of Twenty Two Thousand Four Hundred Fifty Five Dollars (\$ 22,455.00), and said property was sold to the said Colonial Mortgage Company at and for the sum aforesaid.

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SHELBY COUNTY JUDGE OF PROBATE
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NOW THEREFORE, the premises considered, the said mortgagee, Colonial Mortgage Company, by and through its attorney-in-fact, James Dennis Campbell, duly authorized as aforesaid and James Dennis Campbell, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of One Thousand Two Hundred and Fifty Dollars (\$ 1225.00), to it in hand paid by the said Colonial Mortgage Company, receipt of which is hereby acknowledged, we do

GRANT, BARGAIN, SELL and CONVEY unto the said Colonial Mortgage Company the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the survey of Shady Hills, as recorded in Map Book 16, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted

TO HAVE AND TO HOLD unto the said Colonial Mortgage Company, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, the mortgagee, Colonial Mortgage Company, by and through its attorney-in-fact, James Dennis Campbell, and the said James Dennis Campbell, as auctioneer and person making the sale, have hereunto set my hand and seal this 16th day of August, 1999.

Colonial Mortgage Company

By:


Attorney-in-fact

Auctioneer and person making
the said Sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James Dennis Campbell, whose name as attorney-in-fact for Colonial Mortgage Company, and James Dennis Campbell, whose name as auctioneer and person making the said sale, 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 this conveyance, that he, in his capacity as such attorney-in-fact for Colonial Mortgage Company, and with full authority, executed the same voluntarily for and as the act of said Colonial Mortgage Company, and that he, in his capacity as auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 16th day of August, 1999.

Angela W. Byrd
NOTARY PUBLIC
My Commission Expires: 5/21/03

PREPARED BY:
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