

## **MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Thomas K. Dippre  
780623-5

**KNOW ALL MEN BY THESE PRESENTS:** That, Thomas K. Dippre and Debra L. Dippre, husband and wife did, on to-wit, on February 10, 1997, execute a mortgage to The Hutson Company, Inc., which mortgage is recorded in Instrument# 1997-04510, said mortgage further assigned to Crescent Bank and Trust Company as recorded in Instrument# 1997-04512, further assigned to Home Federal Savings Bank as recorded in Instrument# 1997-10013, further assigned to Crescent Bank and Trust Company as recorded in Instrument# 1998-22968 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 Crescent Bank & Trust Company did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of September 1, 8, 15, 1999; and

**WHEREAS,** on the September 29, 1999, 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 Crescent Bank & Trust Company did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 Crescent Bank & Trust Company, in the amount of One Hundred Fifty-Four Thousand Three Hundred Eight And 6/100ths (\$154,308.06), which sum the said Crescent Bank & Trust Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Crescent Bank & Trust Company; and

**WHEREAS,** said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 One Hundred Fifty-Four Thousand Three Hundred Eight And 6/100ths (\$154,308.06), cash, the said Thomas K. Dippre and Debra L. Dippre, husband and wife, acting by and through the said Crescent Bank & Trust Company, by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Crescent Bank & Trust Company, by EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Crescent Bank & Trust Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Map of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** THE above described property unto Crescent Bank & Trust Company, 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, and any taxes which may be due.

Inst # 1999-40602

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SHELBY COUNTY JUDGE OF PROBATE  
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IN WITNESS WHEREOF, the said Crescent Bank & Trust Company, has caused this instrument to be executed by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the September 29, 1999.

Thomas K. Dippre and Debra L. Dippre, husband and wife  
Mortgagors

By Crescent Bank & Trust Company  
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of Mortgagee

Crescent Bank & Trust Company  
Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of Mortgagee

By Edith Schauble Pickett  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that EDITH SCHAUBLE PICKETT, 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, in his 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 that bears that same date.

Given under my hand and official seal this September 29, 1999.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002

Instrument prepared by:

CHALICE E. TUCKER

SHAPIRO & TUCKER, L.L.P.

2100 16th Avenue South Suite 200

Birmingham, Alabama 35205

99-0706

  
NOTARY PUBLIC

GRANTEE'S ADDRESS

P.O. Box 77408

Ewing, NJ 08628

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