

STATE OF ALABAMA

COUNTY OF SHELBY

Inst # 1999-44774

FORECLOSURE DEED

10/29/1999-44774
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NWS 14.50

KNOW ALL PERSONS BY THESE PRESENTS, THAT

WHEREAS, heretofore on, March 31, 1997, to-wit, MARK A. HALL, executed a Mortgage on the property hereinafter described to SECURITY PACIFIC FINANCIAL SERVICES, INC., as Mortgagee, which said Mortgage is recorded ON APRIL 3, 1997, IN INSTRUMENT NUMBER 1997-10311, in the office of the Judge of Probate, Shelby County, Alabama. Said Mortgage was assigned and transferred to COMMERCIAL CREDIT.

WHEREAS, pursuant to said Mortgage, in the event of default, the Mortgagee was authorized and empowered to sell said property at the Courthouse door of said county, after giving due and proper notice of the time, date, place and terms of the sale, in a newspaper of general circulation, published in said County, with such sale to be at public outcry for cash to the highest bidder; and further said Mortgage provided that in the event of sale pursuant to the aforesaid power and authority, the said Mortgagee or the agent of the Mortgagee conducting the foreclosure sale would be authorized to execute an appropriate foreclosure deed to the purchaser at said sale; it being further provided in said Mortgage that the Mortgagee may bid at the sale and purchase said property if said bid was the highest bid therefore; and

WHEREAS, default was made by said debtors in the payment of the indebtedness secured by said Mortgage and the said Mortgagee having declared the full balance due and payable under said Mortgage and further, that said Mortgage was subject to foreclosure and the Mortgagee having given proper notice of the foreclosure of said Mortgage in the Shelby County News, a newspaper of general circulation, published in Shelby County, Alabama in its issues of August 18, 25, September 1 and October 6, 1999;

WHEREAS, on the 19th day of October, 1999, the appointed day on which foreclosure was to be held between the legal hours of sale, pursuant to said notice, said foreclosure was duly and properly conducted and said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property herein described, and

LOT 48, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA HILLS" PREPARED BY JOSEPH A. MILLER, REGISTERED CIVIL ENGINEER, ON OCTOBER 5, 1965, AS RECORDED IN MAP BOOK 5, PAGE 10 A& B, JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONTEVALLO ROAD (HIGHWAY 119) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOUISVILLE AND NASHVILLE RAILROAD, SAID RIGHT OF WAY LINE AS SHOWN ON THE MAP OF THE DEDICATION OF THE STREETS AND EASEMENTS, TOWN OF SULURIA, ALABAMA: THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY

LINE OF LOUISVILLE AND NASHVILLE RAILROAD AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 2236.0 FEET FOR 24.29 FEET TO THE END OF SAID CURVE: THENCE TANGENT TO SAID CURVE, RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF LOUISVILLE AND NASHVILLE RAILROAD FOR 209.90 FEET: THENCE 135 DEGREES 43 MINUTES RIGHT AND RUN WESTERLY FOR 149.14 FEET ON THE EASTERLY RIGHT OF WAY LINE OF MONTEVALLO ROAD: THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE OF MONTEVALLO ROAD ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2839.93 FEET FOR 184.67 FEET TO THE POINT OF BEGINNING: BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY, ADDRESS 1404 MONTEVALLO RD. TAX MAP OR PARCEL ID NO. 23-1-11-2-001-005.

WHEREAS, VONDA B. FELTON was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee and

WHEREAS, the highest and best bid for the property described in the aforementioned Mortgage was the bid of COMMERCIAL CREDIT, in the amount of \$48,456.55 which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said COMMERCIAL CREDIT, 8335 CENTURY PARK CT., STE. 200, SAN DIEGO, CA 92123.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$48,456.55 on the indebtedness secured by said Mortgage, the said Mortgagee by and through VONDA B. FELTON as the auctioneer conducting said sale and as Attorney-in-Fact for said Grantor and the said VONDA B. FELTON, as the auctioneer conducting said sale does hereby GRANT, BARGAIN, SELL and CONVEY unto the said COMMERCIAL CREDIT, the following described real property situated in Shelby County, Alabama, to-wit:

TO HAVE AND TO HOLD the above described property unto COMMERCIAL CREDIT, in fee simple absolute forever, subject however, to statutory rights 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 Mortgagee has caused this instrument to be executed by and through VONDA B. FELTON, both as Auctioneer conducting said sale, and as Attorney-in-Fact, for said Mortgagee, affixing his hand and seal hereto on this 19th day of October, 1999;



VONDA B. FELTON
and Attorney-in-Fact

Vonda Felton
VONDA B. FELTON, as Auctioneer
conducting said Sale

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County and State, hereby certify that VONDA B. FELTON, whose name as Auctioneer and Attorney-in-Fact for COMMERCIAL CREDIT, 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 said Auctioneer and Attorney-in-Fact, with full authority, executed the same voluntarily on the day the same bears date.

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

Janice E. Culver
NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
My Commission Expires 1-3-2001

Inst # 1999-44774

THIS INSTRUMENT WAS PREPARED BY:
B. F. STOKES, III, ESQ.
BEN STOKES & ASSOCIATES, P.C.
POST OFFICE BOX 991801
MOBILE, ALABAMA 36691
(334) 460-2400

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