

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Sandra A. Coder
2154109

KNOW ALL MEN BY THESE PRESENTS: That Sandra A. Coder, a single person did, on to-wit, the July 3, 1996, execute a mortgage to Norwest Mortgage, Inc., which mortgage is recorded in Instrument # 1996-22196 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 Norwest Mortgage, Inc. 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 December 22, 29, 1999, January 5, 2000; and

WHEREAS, on the January 19, 2000, 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 Norwest Mortgage, Inc. 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 NEW SOUTH DEVELOPERS, INC., in the amount of Seventy-Nine Thousand Four Hundred Eleven Exactly (\$79,411.00), and said property was thereupon sold to the said NEW SOUTH DEVELOPERS, INC., 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 Seventy-Nine Thousand Four Hundred Eleven Exactly (\$79,411.00), cash, the said Sandra A. Coder, a single person, acting by and through the said Norwest Mortgage, Inc., by CHALICE E. TUCKER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Norwest Mortgage, Inc., by CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and CHALICE E. TUCKER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto NEW SOUTH DEVELOPERS, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1407, Building 14, in The Gables, a Condominium, a condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691, Real Volume 238, Page 241, Real Volume 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the Common Elements, as set forth in the aforesaid Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD the above described property unto NEW SOUTH DEVELOPERS, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Norwest Mortgage, Inc., has caused this instrument to be executed by CHALICE E. TUCKER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said CHALICE E. TUCKER, has executed this instrument in his capacity as such auctioneer on this the January 19, 2000.

Sandra A. Coder, a single person
Mortgagors

By Norwest Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Norwest Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By Chalice E. Tucker
CHALICE E. TUCKER, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By Chalice E. Tucker
CHALICE E. TUCKER, 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 CHALICE E. TUCKER, 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 the January 19, 2000.

Chalice E. Tucker
NOTARY PUBLIC

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
99-1296L

Inst # 2000-02485

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