

\*This instrument was prepared by:

Harold H. Goings  
Spain & Gillon, LLC  
2117 2nd Avenue North  
Birmingham, AL 35203

STATE OF ALABAMA )

**MORTGAGE FORECLOSURE DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: August 21, 1996, Amir H. Ashtarani and Metropolitan Homes, Inc. executed a certain mortgage on the property hereinafter described to Hossein Nilipour as recorded in Instrument #1996-27638 in the Probate Office of Shelby County, Alabama.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Hossein Nilipour did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of January 19, January 26 and February 2, 2000; and

WHEREAS, on 11th day of January, 2000, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Hossein Nilipour did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Hossein Nilipour; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Hossein Nilipour in the amount of One Thousand and 00/100 Dollars (\$1,000.00) which sum of money Hossein Nilipour offered to credit on the indebtedness secured by said mortgage, the said Hossein Nilipour by and through Harold Goings as Auctioneer conducting said sale and as attorney in fact for Hossein Nilipour and the said Harold Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Hossein Nilipour the following described property situated in Shelby County, Alabama, to-wit:


Lots 186-A, 190-A, 192-A and 193-A, according to a Resurvey of Lots 186 and 189, through 193, Wynlake Phase 4-A, as recorded in Map Book 24, page 100 in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property to Hossein Nilipour 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.

Inst # 2000-04433

02/11/2000-04433  
11:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNG 12.00

IN WITNESS WHEREOF, Hossein Nilipour has caused this instrument to be executed by and through Harold Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold Goings, as Auctioneer conducting said sale has hereto set his hand and seal on this the 11th day February, 2000.

  
\_\_\_\_\_  
Harold Goings  
as Auctioneer and Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold Goings whose name as Auctioneer and Attorney in Fact for Hossein Nilipour 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 this the Hossein Nilipour.

  
Notary Public  
My Commission Expires: 9/10/03

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