

PREPARED BY: JAMES B. WHIDDON, ESQ.

MORRIS, SCHNEIDER & PRIOR, L.L.C.

3300 N.E. Expressway, Suite 8-B

Atlanta, GA 30341

(770) 234-9181

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**STATE OF ALABAMA
COUNTY OF SHELBY**

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MORTGAGE FORECLOSURE DEED

**05/24/2000-16996
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 13.50**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 31, 1979, **Looney R. Courington and Pat Courington, Party of the First Part**, executed a certain mortgage to **Molton, Allen & Williams, Inc.**, which said mortgage is recorded in Real Property Book 395, Page 860, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Federal National Mortgage Association, Party of the Second Part, by instrument recorded in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Federal National Mortgage Association did declare all of the indebtedness secured by the 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, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 3/1, 3/8, 3/15/2000; and

WHEREAS, on March 23, 2000, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association in the amount of **THIRTY-FIVE THOUSAND TWENTY-ONE AND 61/100 DOLLARS (\$ 35,021.61)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **THIRTY-FIVE THOUSAND TWENTY-ONE AND 61/100 DOLLARS (\$ 35,021.61)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Federal National Mortgage Association, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Inst # 2000-16996

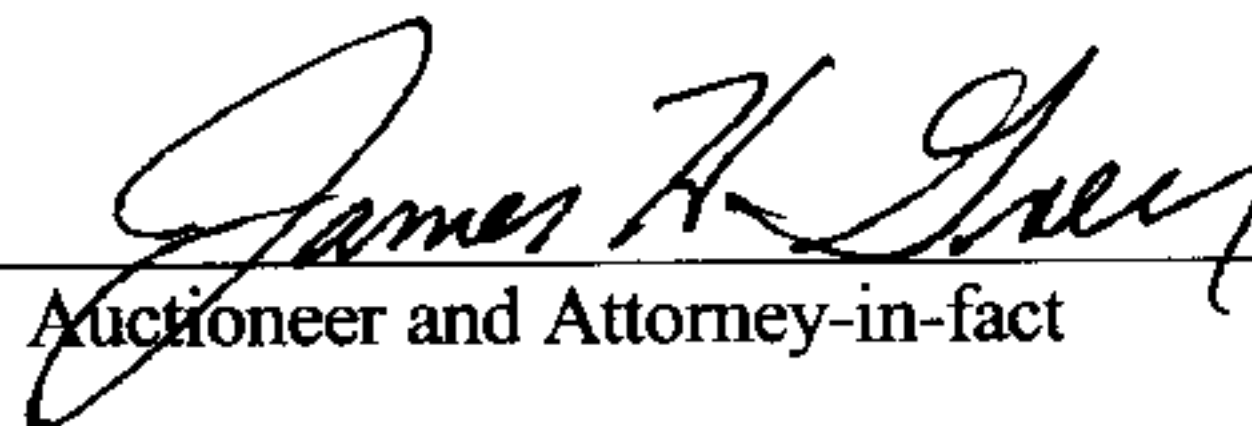
Commence at the NW corner of which is the corner of Section 24, 19, 30 & 25, and is located by a concrete monument so marked; thence North 86 degrees 34 minutes East along the section line a distance of 1601.9 feet to intersection of the section line and the West right of way line of U.S. Hwy 280, said intersection being marked with an iron pin; thence South 10 degrees 14 minutes East along the right of way line of U.S. Hwy 280 a distance of 197.4 feet to a concrete monument bearing the inscription of P.S.T., 506 plus 92.2; thence along West right of way line of U.S. Hwy 280 in a Southeasterly direction which is a 4 degree curve, an arc distance of 338.1 feet and a long chord which bears 13 degrees 12 minutes East 337.1 feet to an iron pin and the point of beginning; thence run South 86 degrees 34 minutes West a distance of 420 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 210 feet to a point; thence turn an angle of 90 degrees to the left and run Easterly to a point on the West right of way line of U.S. Hwy 280; thence turn to the left and run a Northwesterly direction along the right of way line of Hwy 280 to the point of beginning. Situated in the NW 1/4 of Section 30, Township 19, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, its successors and assigns forever; 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Looney R. Courington and Pat Courington and Federal National Mortgage Association have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 23rd day of March, 2000.

BY:

AS:


Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Looney R. Courington and Pat Courington and Federal National Mortgage Association, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2000.



NOTARY PUBLIC

My Commission Expires: 4/27/01

Inst # 2000-16996

05/24/2000-16996
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 13.50

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.

Michael F. Bolin
Judge of Probate

"No Tax Collected"

State of Alabama - Jefferson County

I certify this instrument filed on:

2000 APR 20 P.M. 14:53

Recorded and \$

Mtg. Tax

and \$

Deed Tax and Fee Amt.

\$ 8.00

Total \$ 8.00

GEORGE R. REYNOLDS, Judge of Probate



200005/1297

Foster, Key