

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: June 26, 1998, Raynette H. Turner and Patrick J. Turner, wife and husband, Mortgagors, executed a certain mortgage to First Federal Bank, a corporation, said mortgage being recorded as Instrument 1998-25592, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal Bank, as Mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of November 1, 8 and 15, 2000; and

WHEREAS, on December 6, 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 the said First Federal Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said First Federal Bank, as Mortgagee, in the amount of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said First Federal Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said First Federal Bank; and

WHEREAS, said mortgage expressly authorized the 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 One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00), Raynette H. Turner and Patrick J. Turner, wife and husband, Mortgagors, by and through the said First Federal Bank, as Mortgagee, do grant, bargain, sell and convey unto the said First Federal Bank, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

**SEE ATTACHED LEGAL DESCRIPTION
MARKED EXHIBIT "A"**

Inst # 2000-42384

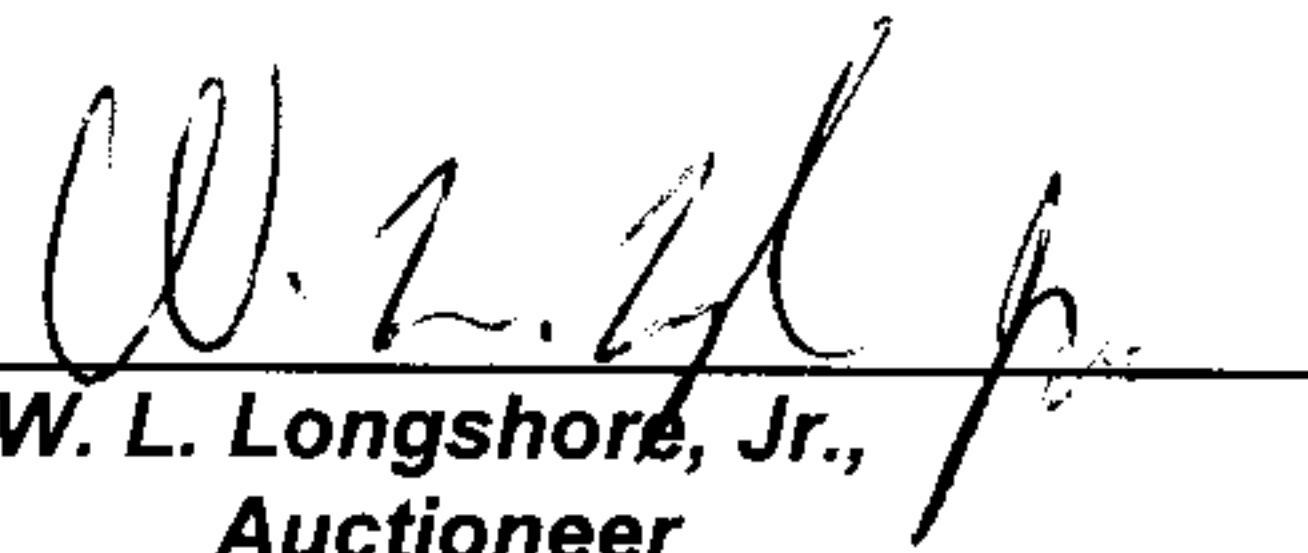
**12/08/2000-42384
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 18.00**

TO HAVE AND TO HOLD, the above described property unto the said First Federal Bank, 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.

IN WITNESS WHEREOF, the said Raynette H. Turner and Patrick J. Turner, wife and husband, Mortgagors, by the said First Federal Bank, as Mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 6th day of December, 2000.

**RAYNETTE H. TURNER
AND
PATRICK J. TURNER.
WIFE AND HUSBAND,
MORTGAGORS**

**By: FIRST FEDERAL BANK
AS MORTGAGEE**

By: 
W. L. Longshore, Jr.,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said First Federal Bank, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 2000.


**NOTARY PUBLIC
My Commission Expires: 7/10/02**

**THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
Longshore, Buck & Longshore, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661)**

**GRANTEE'S ADDRESS:
FIRST FEDERAL BANK
1300 McFarland Blvd., N.E.
Tuscaloosa, AL 35406**

EXHIBIT "A"

Lot 22, according to the Map and Survey of Monte Verde, as recorded in Map Book 6, page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following described portion of said lot:

Begin at the Southwest corner of said Lot 22; thence run East along the South line of said lot 131.68 feet to the Southeast corner of said lot; thence turn left $90^{\circ}08'00''$ and run North along the East line of said lot 30.91 feet; thence turn left $91^{\circ}23'26''$ and run Southwest 131.90 feet to the point of a counter-clockwise curve on the East right of way of Alabama Highway #119, said curve having a delta angle of $00^{\circ}04'48''$ and a radius of 11429.83 feet; thence turn left $81^{\circ}24'21''$ to tangent and run South along the arc of said right of way 15.94 feet to the point of beginning; being situated in Shelby County, Alabama.

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