

SEND TAX NOTICE TO:

First Federal Bank
2315 9th Street
Tuscaloosa, AL 35401
(#1407146909)

Inst # 2001-20284

STATE OF ALABAMA)

COUNTY OF SHELBY)

05/18/2001-20284

01:41 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
18.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of July, 1998, Margie D. Lovell, an unmarried woman, executed that certain mortgage on real property hereinafter described to First Federal Bank, a Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1998-29612, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County by publication once a week for three (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal Bank, a Federal Savings Bank did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of April 25, 2001, May 2, 2001, and May 9, 2001; and

WHEREAS, on May 18, 2001, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and First Federal Bank, a Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Federal Bank, a Federal Savings Bank; and

WHEREAS, First Federal Bank, a Federal Savings Bank was the highest bidder and best bidder in the amount of Four Hundred Thousand, and Zero/100 Dollars (\$400,000.00) on the indebtedness secured by said mortgage, the said First Federal Bank, a Federal Savings Bank, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto First Federal Bank, a Federal Savings Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

ALL OF LOT 1319-B, WEATHERLY 13TH SECTOR, PHASE 2, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 22, PAGE 003 AND PART OF LOT 1318 OF SAID WEATHERLY 13TH SECTOR PHASE 2, SAID PART OF LOT 1318 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1318, RUN IN A NORTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF WINDSOR LANE FOR A DISTANCE OF 51.00 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 00' RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 260.61 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 96 DEGREES 17' 01" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1318 FOR A DISTANCE OF 51.31 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A EASTERLY DIRECTION ALONG THE SOUTHERN LINE OF SAID LOT 1318 FOR A DISTANCE OF 255.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto First Federal Bank, a Federal Savings Bank, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, First Federal Bank, a Federal Savings Bank, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 18th day of May, 2001.

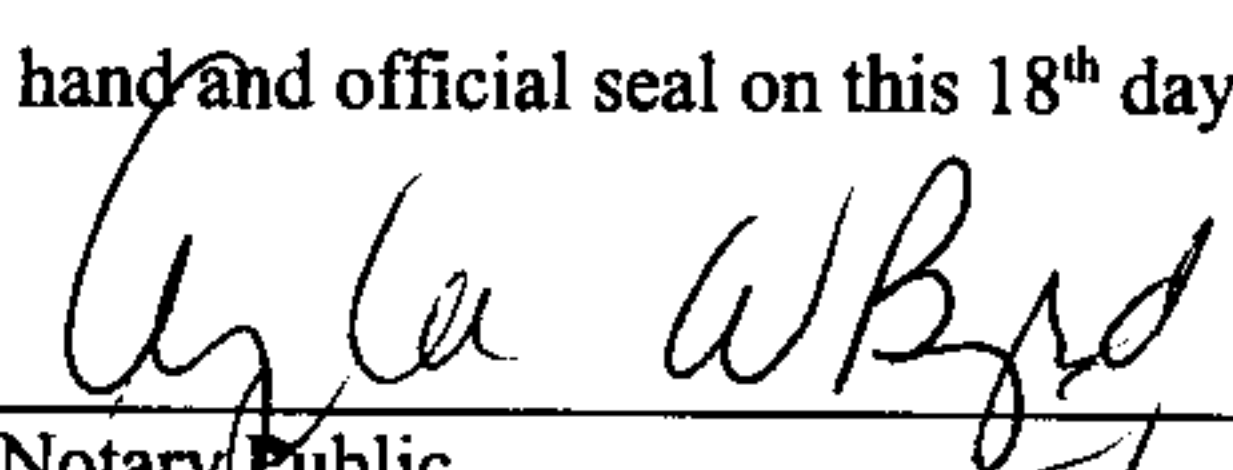
First Federal Bank, a Federal Savings Bank

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for First Federal Bank, a Federal Savings Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 18th day of May, 2001.


Notary Public
My Commission Expires: 5/21/03

This instrument prepared by:
Jerry E. Held, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

Inst # 2001-20284

05/18/2001-20284
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KB 18.00