

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Clifford E. Anthony, husband, and Christine M. Anthony, wife, did, on to-wit, August 3, 1998, execute a mortgage to New South Federal Savings Bank, a Federally Chartered Savings Bank, which mortgage is recorded in Instrument # 1998-32049 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 New South Federal Savings Bank 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 the City of Columbiana, Shelby County, Alabama, in its issues of September 19, September 26 and October 3, 2001; and

WHEREAS, on October 22, 2001, 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 New South Federal Savings Bank did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 Federal Savings Bank in the amount of Ninety-Six Thousand Four Hundred Sixty-Five and 46/100 Dollars (\$96,465.46), which sum the said New South Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said New South Federal Savings Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of Ninety-Six Thousand Four Hundred Sixty-Five and 46/100 Dollars (\$96,465.46), on the indebtedness secured by said mortgage, the said Clifford E. Anthony and Christine M. Anthony, acting by and through the said New South Federal Savings Bank by Brenda H. Adams, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said New South Federal Savings Bank, by Brenda H. Adams, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Brenda H. Adams, 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 Federal Savings Bank the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Kingswood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto New South Federal Savings Bank, forever; subject, however, to the statutory rights 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 New South Federal Savings Bank has caused this instrument to be executed by Brenda H. Adams, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Brenda H. Adams, has executed this instrument in her capacity as such auctioneer on this the 22nd day of October, 2001.

Inst # 2001-45516

10/22/2001-45516
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

Clifford E. Anthony and
Christine M. Anthony, Mortgagors

By New South Federal Savings Bank
Mortgagee or Transferee of Mortgagee

By Brenda H. Adams
Brenda H. Adams as Auctioneer and
the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

New South Federal Savings Bank
Mortgagee or Transferee of Mortgagee

By Brenda H. Adams
Brenda H. Adams as Auctioneer and
the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By Brenda H. Adams
Brenda H. Adams as Auctioneer and
the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)
SHELBY COUNTY)

I, April S. Anderson, a Notary Public in and for said State and County,
hereby certify that Brenda H. Adams, 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, she in her 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 the same bears date.

Given under my hand and official seal this the 22nd day of October 2001.

April S. Anderson
Notary Public
My commission expires: 7/15/02

This Instrument was Prepared By:

Jay H. Clark, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, AL 35253
(205) 870-0555

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