


*Record and return to:*

735-

This instrument prepared by:  
JOHN V. LEE  
Sirote, Permutt, Friend,  
Friedman, Held & Apolinsky, P.A.  
2222 Arlington Avenue South  
Birmingham, Alabama 35255

Send Tax Notice To:  
FinanceAmerica Corporation  
110 Green Springs Highway  
P. O. Box 3703  
Homewood, Alabama 35259

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

  
19800821000092540 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
08/21/1980 00:00:00 FILED/CERTIFIED

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, November 13, 1979, O. B. CULPEPPER and wife, NANCY CULPEPPER, executed a certain mortgage on property hereinafter described to FinanceAmerica Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 398, Page 577; said mortgage given to correct error in legal description in mortgage from present owners to same mortgagee, dated November 13, 1979, and filed for record in Mortgage Book 398, Page 271, November 14, 1979, at 12:47 P.M.; 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 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 FinanceAmerica Corporation 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 24, 31, August 7, 1980; and



WHEREAS, on August 15, 1980, 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 FinanceAmerica Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, JOHN V. LEE was the auctioneer who conducted said foreclosure sale and was the person conducting the same for the said FinanceAmerica Corporation; and

WHEREAS, the said FinanceAmerica Corporation was the highest bidder and best bidder in the amount of TWENTY-ONE THOUSAND SIX HUNDRED EIGHTY-TWO AND 78/100 DOLLARS (\$21,682.78) on the indebtedness secured by said mortgage, the said FinanceAmerica Corporation, by and through John V. Lee, as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, O. B. Culpepper and wife, Nancy Culpepper, and Mortgagor, FinanceAmerica Corporation, and by and through John V. Lee as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto FinanceAmerica Corporation, the following described property situated in Shelby County, Alabama:

The SW 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 1 West, situated in Shelby County, Alabama.

Mineral and mining rights excepted.

All that part of the SE 1/4 of the SW 1/4 of Section 29, Township 21, South, Range 1 West, lying West of Shelby County Highway #97 and lying Northwest of the Southern Railroad, situated in Shelby County, Alabama.

Mineral and mining rights excepted.

LESS AND EXCEPT the following described property:

Begin at the Southwest corner of Section 29, Township 21 South, Range 1 West; thence run East along the South line of said section 916.41 feet to the point of beginning; thence proceed along the previous course 537.33 feet to a point on the Northerly right of way of Southern Railroad; thence turn an azimuth of 40 degrees 13 minutes 30 seconds northeasterly along said Southern Railroad right of way 364.89 feet to the westerly right of way of Shelby County Highway No. 97; thence turn an azimuth of 346 degrees 47 minutes northwesterly along the said westerly right of way 487.76 feet; thence turn an azimuth of 269 degrees 39 minutes 30 seconds westerly 661.11 feet; thence turn an azimuth of 180 degrees 00 minutes southerly 752.62 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto FinanceAmerica Corporation, its successors 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, FinanceAmerica Corporation, Mortgagee, and O. B. Culpepper and wife, Nancy Culpepper, Mortgagor, have caused this instrument to be executed by and through John V. Lee, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, on this the 20th day of August, 1980.

O. B. Culpepper  
O. B. CULPEPPER  
Nancy Culpepper  
NANCY CULPEPPER  
By: John V. Lee  
Auctioneer and Attorney-in-Fact  
(MORTGAGOR)

FinanceAmerica Corporation  
By: John V. Lee  
Auctioneer and Attorney-in-Fact  
(MORTGAGEE)  
John V. Lee  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN V. LEE, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of Mortgagor, O. B. CULPEPPER and NANCY CULPEPPER, and also who signed the name of Mortgagee, FinanceAmerica Corporation, 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 executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the same for Mortgagee, FinanceAmerica Corporation, for and as the act of said Mortgagee, FinanceAmerica Corporation, and as the act of Mortgagor, O. B. Culpepper and Nancy Culpepper, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20th day of August, 1980.

Deke H. [Signature]  
Notary Public  
My Commission Expires: 12/24/80

1980 AUG 21 AM 10:15  
Rec. 4.50  
Ind. 1.00  
5.50

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