

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory and real estate mortgage securing payment of the same, executed by John M. Queen III and wife, Dawn J. Queen to John M. Queen, Jr., and recorded in Mortgage Book 405, Page 496, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days notice by publication once a week for three consecutive weeks of the time in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, John M. Queen, Jr. did cause notice of the time, place and terms of sale of said real estate to to be given in full compliance with the laws of the State of Alabama, in Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on December 30, 1982 January 6, 13, 20, 1983 and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 22nd day of January, 1983, and at said sale, said real estate was purchased by John M. Queen, Jr. for the sum of \$8,445.70, which said sum of money was the highest and best bid for said real estate at said sale;

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Harrison & Sandell

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$8,445.70 by crediting the same upon the mortgaged indebtedness secured by said mortgage, said John M. Queen, III and wife, Dawn J. Queen and William T. Harrison as Auctioneer, do hereby grant, bargain, sell and convey unto to the said John M. Queen, Jr., the following described real estate lying and situated in Shelby County, Alabama, to-wit:

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A part of the SE 1/4 of SE 1/4 of Section 36, Township 20 South, Range 2 West, more particularly described as follows: Commence at the SE corner of said SE 1/4 of SE 1/4 of said Section 36 and run thence in a westerly direction along the South boundary of said 1/4-1/4 section a distance of 417.42 feet to the point of beginning which point of beginning is the SW corner of the Freeman Jones, Jr. and Amanda Paula Jones lot; run thence westerly along south boundary of said 1/4-1/4 section a distance of 525 feet; thence turn to the right and run northerly parallel with the westerly boundary of the 1/4-1/4 section a distance of 208.71 feet to a point; thence turn to the right and run Easterly parallel with the Southern boundary of said 1/4-1/4 section 525 feet to a point which is the NW corner of the Freeman Jones, Jr. and Amanda Paula Jones lot; thence turn to the right and run Southerly a distance of 208.71 feet to the point of beginning. Containing 2.5 acres, more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises unto the said John M. Queen, Jr., and his heirs and assigns, forever.

IN WITNESS WHEREOF, said John M. Queen, III and wife, Dawn J. Queen acting by and through William T. Harrison, Attorney in Fact and Auctioneer, and William T. Harrison, Attorney in Fact, have hereunto set their hands and seals on this the 14th day of February, 1983.

John M. Queen, III and wife, Dawn J. Queen

BY: William T. Harrison
Attorney in Fact and Auctioneer

William T. Harrison

BY: William T. Harrison
Auctioneer

STATE OF ALABAMA .

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William T. Harrison, who is known to me, and whose name as Attorney in Fact and Auctioneer 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 he, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th, day of February, 1983.

Michelle Harless
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 MAR -4 AM 10:02
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec'd tax 8 50
Rec. 4 50
1 00
14 00