

✓ This Instrument Prepared By:
GARY S. OLSHAN
Attorney At Law
1215 28th Street South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

STATE OF ALABAMA

JEFFERSON COUNTY

566

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, 3rd day of
May, 1986, Robert McClellan and Annette McClellan, husband and
wife executed a certain mortgage on property hereinafter
described to Investors Trust, Inc. which said mortgage was
recorded in the Office of the Judge of Probate of Shelby
County, Alabama in Volume 077 Record of Mortgages, at Page 67
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 in front of the Shelby County Court House at Shelby
County, Alabama after giving notice of time, place and terms of
said sale in a 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 therefore; and

WHEREAS, default was made in the payment in
the indebtedness secured by said mortgage, and the said
Investors Trust, Inc. did declare all of the indebtedness
secured by 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 by

8607 216 MAY 986

publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County and published in Shelby County, Alabama, in its issues of September 28, October 5, and 12, 1988.

WHEREAS, on October 24, 1988 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 Investors Trust, Inc. as mortgagee, did offer for sale and sell at public outcry in front of the Shelby County Court House at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Gary S. Olshan was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Investors Trust, Inc.

WHEREAS, O.M.C., Inc. was the highest bidder in the amount of Six Thousand Six Hundred Three and 24/100 (\$6,603.24) Dollars on the indebtedness secured by

said mortgage, the said Investors Trust, Inc. through Gary S. Olshan as auctioneer conducting the sale, and as attorney-in-fact for Mortgagee, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto O.M.C., Inc. the following described property situated in Shelby County, Alabama; to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property unto O.M.C., Inc. and their 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, Investors Trust, Inc. caused this instrument to be executed by and through Gary S. Olshan as auctioneer conducting said sale and as attorney-in-fact for each of said parties has hereto set his hand and seal on this the 24 day of ^{Oct}~~November~~, 1988.

BOOK 216 PAGE 987

This instrument was prepared by

(Name) Cary S. O'Shan, Attorney

Alabama 35205

Alabama, to-wit:

Begin at the southwest corner of the SE 1/4 of SE 1/4, Sec. 28, Tp. 18, Range 2 East; thence north 490 feet to the starting point of the following described lot: thence east 210 feet; thence north 210 feet; thence west 210 feet; thence south 210 feet to the starting point, being a part of the SE 1/4 of the SE 1/4, Sec. 28, Tp. 18, Range 2 East, containing one acre, more or less.

BOOK 216 PAGE 988

By: [Signature]
Auctioneer &
Attorney-in-fact

Robert McClellan and Annette
McClellan, husband and wife
(MORTGAGORS)

By: [Signature]
Auctioneer &
Attorney-in-fact

Investors Trust, Inc.
(MORTGAGEE)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public
in and for said County and in said State, do hereby
certify that Gary S. Olshan, whose name as attorney-in-
fact for Robert McClellan and Annette McClellan, husband and
wife (mortgagors), whose name as attorney-in-fact and agent for
Investors Trust, Inc. (mortgagee), and whose name as
Auctioneer and person making said sale, 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
said conveyance, he, in his capacity as such attorney-
in-fact and agent, and as such auctioneer, executed the
same voluntarily on the day same bears date.

GIVEN my hand, this the 24 day of
Oct
November, 1988.

[Signature]
Notary Public in and for the
State of Alabama, at Large

MY COMMISSION EXPIRES: April 10, 1991

BOOK 216 PAGE 989

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -8 AM 9:35

[Signature]
JUDGE OF PROBATE

1. Dead Tax \$ 700
2. Mtg. Tax
3. Recording Fee 1000
4. Indexing Fee 100
TOTAL 1800