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THIS INSTRUMENT WAS PREPARED BY:

KATHRYN S. CARVER
LANGE, SIMPSON, ROBINSON
& SOMERVILLE
1700 FIRST ALABAMA BANK
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:

Service Corporation of
Alabama
c/o City Federal Savings
and Loan Association
2030 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, the 31st day of July, 1987, Freemont, Inc., an Alabama corporation, executed a Mortgage to Service Corporation of Alabama, an Alabama corporation, on property hereinafter described, which said Mortgage is recorded in Book 144, Page 747, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, by the terms of said Mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon Service Corporation of Alabama was empowered and authorized, after giving notice of the time, place and terms of sale once a week for three (3) consecutive weeks in some newspaper published in Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash from the front door of the County Courthouse for Shelby County, Alabama, at which sale Service Corporation of Alabama was authorized to bid, and if the highest bidder therefor, to become the purchaser of the said property; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Service Corporation of Alabama 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 12, 19 and 26, 1989; and

WHEREAS, on May 3, 1989, the day on which the foreclosure was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly conducted and Service Corporation of Alabama did offer for sale and sell at public outcry in front of the Main Street entrance of the Shelby County Courthouse, in Columbiana, Shelby County, Alabama, the property hereinafter described; and

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WHEREAS, Romona D. Robertson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for Service Corporation of Alabama; and

WHEREAS, Service Corporation of Alabama was the highest and best bidder for said property with its bid of NINETY-FOUR THOUSAND EIGHT HUNDRED THIRTEEN AND 89/100 DOLLARS (\$94,813.89).

NOW, THEREFORE, in consideration of the premises and the sum of NINETY-FOUR THOUSAND EIGHT HUNDRED THIRTEEN AND 89/100 DOLLARS (\$94,813.89), Freemont, Inc., by and through Service Corporation of Alabama, and by and through Romona D. Robertson, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Service Corporation of Alabama the following described property situated in Shelby County, Alabama:

Commence at the N.E. corner of the N.E. 1/4 of the S.E. 1/4 of Section 21, Township 20 South, Range 3 West; thence in a westerly direction along said quarter line 596.95'; thence 90 degrees left in a southerly direction, 300.11'; to the Point of Beginning; thence continue south along said line 1901.45'; thence an interior angle right easterly of 95 degrees 46' 48", 272.44'; thence, an interior angle to the right northeasterly of 119 degrees 23' 29", 793.75'; thence an interior angle to the right northwesterly of 114 degrees 30', 110.00'; thence an interior angle to the right northerly of 211 degrees 00', 670.00'; thence an interior angle to the right westerly of 90 degrees, 250.00'; thence an interior angle to the right northerly of 270 degrees, 130.00' to the P.C. of a curve to the left with a delta angle of 18 degrees 26' 34", a radius of 310.69', a chord of 99.58' to the P.C. of a curve with a delta angle of 17 degrees 12' 04", a radius of 477.75' and a chord of 142.89' to the P.C. of a curve with a delta angle of 88 degrees 40', a radius of 407.37', a chord of 569.37' to the Point of Beginning. Said parcel contains 26 Acres, more or less.

SUBJECT TO:

1. Ad valorem taxes for the year 1989 and taxes for all subsequent years.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described.
3. All statutory rights of redemption from said foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Service Corporation of Alabama, its successors and assigns forever.

IN WITNESS WHEREOF, Freemont, Inc., has caused these presents to be executed by and through Service Corporation of Alabama, and by and through the undersigned auctioneer conducting said sale, both duly authorized on this the 3rd day of May, 1989.

FREEMONT INC.

BY: SERVICE CORPORATION OF ALABAMA

By: E. C. Gardner
E. C. GARDNER
Its President

AND BY: Romona D. Robertson
ROMONA D. ROBERTSON
Auctioneer Conducting Sale

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in the aforesaid County in said State, hereby certify that E. C. GARDNER, whose name as President of Service Corporation of Alabama, an Alabama corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 3rd day of May, 1989.

My Commission Expires:
9/10/89

Ruth A. McCool
NOTARY PUBLIC

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROMONA D. ROBERTSON, whose name as Auctioneer of Service Corporation of Alabama, 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, as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 1989.

My commission expires:

January 11, 1993

Erline B. Mayhew
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAY -3 PM 12:29

Romona D. Robertson, Jr.
JUDGE OF PROBATE

1. Documentary Tax	NO TAX COLLECTED
2. Mig. Tax	
3. Recording Fee	10.00
4. Indexing Fee	3.00
TOTAL	13.00