

STATE OF ALABAMA)
)
 SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 13, 1988, FULTON CONSTRUCTION COMPANY, INC. executed a mortgage on the property hereinafter described to BANCOSTON MORTGAGE CORPORATION, which said mortgage is recorded in Book 185, Pages 456 et seq. in the Office of the Judge of Probate of Shelby County, Alabama; and

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 WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Shelby County 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 (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 the 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 BancBoston Mortgage Corporation 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 publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 19 and 26 and May 3, 1989; and

WHEREAS, on May 16, 1989, at 12:20 o'clock p.m., the day and time which the foreclosure was due to be held under the terms of said notice, said foreclosure was duly and properly conducted, and BancBoston Mortgage Corporation did offer for sale and sell at

James J. Robinson
 Foreman
 6000 Southtrust Tower, 15th Floor, N. 35202

public outcry in front of the Main Street entrance of the Shelby County Courthouse in the City of Columbiana, Shelby County, Alabama the property hereinafter described; and

WHEREAS, Jill Verdeyen Wood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said BancBoston Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of BancBoston Mortgage Corporation in the amount of ONE HUNDRED TWELVE THOUSAND, TWO HUNDRED EIGHTEEN and 94/100 Dollars (\$112,218.94), which sum of money was credited on the indebtedness secured by said mortgage and said property was thereupon sold to BancBoston Mortgage Corporation.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of ONE HUNDRED TWELVE THOUSAND, TWO HUNDRED EIGHTEEN and 94/100 Dollars (\$112,218.94), on the indebtedness secured by said mortgage, the said BancBoston Mortgage Corporation, by and through Jill Verdeyen Wood, as Auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said BancBoston Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of said Section 17; thence run West along the North line of said 1/4-1/4 section for a distance of 373.60 feet; thence turn 73 deg. 12 min. 16 sec. left and run Southwesterly for a distance of 191.42 feet to the point of beginning and a point on the Northerly right of way of Sandpiper Lane; thence continue along the last described course for a distance of 154.63 feet; thence turn 74 deg. 44 min. 14 sec. left and run southeasterly for a distance of 126.64 feet to a point on the westerly right of way of Riverbend Trail; thence turn 87 deg. 51 min. 11 sec. left to tangent to a curve to the left, said curve having a radius of 354.50 feet, an intersection angle of 27 deg. 04 min. 41 sec.; thence run Northerly along the westerly right of way of Riverbend Trail and arc of said curve for a distance of 167.54 feet to a point of compound curve to the left, said curve having a radius of 25.0 feet, an intersection angle of 79 deg. 30 min. 32 sec.; thence run along arc of said curve for a distance of 34.69 feet to a point of tangent and the southerly right of way of Sandpiper Lane; thence run northwesterly along said right of way a distance of 109.11 feet to the point of beginning; being situated in Shelby County, Alabama.

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The above-described property is also known as Lot 73, according to the survey of Sandpiper Trail, Sector II, as recorded in Map Book 12, Pages 44, 45, 46, & 47, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto BancBoston Mortgage Corporation, its successors and assigns in fee simple forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, BancBoston Mortgage Corporation has caused this instrument to be executed by and through Jill Verdeyen Wood, as Auctioneer conducting said sale, and as attorney in fact, and Jill Verdeyen Wood, as Auctioneer conducting said sale, has hereunto set here hand and seal on this the 16th day of May, 1989.

BANCBOSTON MORTGAGE CORPORATION

By: Jill Verdeyen Wood
Jill Verdeyen Wood
As Auctioneer and Attorney in Fact

By: Jill Verdeyen Wood
Jill Verdeyen Wood
As Auctioneer and Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Verdeyen Wood, whose name as Auctioneer and Attorney In Fact for BancBoston Mortgage 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, she, in her capacity as such Auctioneer and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 1989.

Paul J. Jarnal
Notary Public

This instrument was prepared by James J. Robinson, Attorney at Law, 3000 SouthTrust Tower, Birmingham, Alabama 35203

A: BancBoston.JVW

1. Doc. Tax NO TAX COLLECTED
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 3.00
TOTAL 10.50

89 MAY 16 PM 12:21

JUDGE OF PROBATE