

THIS INSTRUMENT PREPARED BY:

R. A. NORRED, ATTORNEY
P. O. BOX 130248
BIRMINGHAM, AL 35213

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: September 25, 1989
Carl Rutledge and Diana Rutledge (wife) executed a certain
mortgage on the property hereinafter described to Jim Walter Homes, Inc.
which said mortgage is recorded in Book 263, Page 736-37, in the Probate Office of Shelby
County, Alabama; and,

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 Courthouse door of said
County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication
once a week for 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 con-
ducting 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 mortgagee
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 August 15;
August 22; and, August 29, 1990.

WHEREAS, on September 7, 1990, 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 and properly conducted, and
Jim Walter Homes, Inc., did offer for sale and sell at public
outcry in front of the door of the Courthouse in Shelby County, Alabama, the property
hereinafter described; and,

WHEREAS, R. A. Norred was the Auctioneer who conducted said foreclosure
sale and was the person conducting said sale for; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of
Jim Walter Homes, Inc., in the amount of Forty-six thousand, five hun-
dred, thirty-four and 25/100 Dollars, which sum of money Jim Walter Homes, Inc.
offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to
Jim Walter Homes, Inc.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 46,534.25 on
the indebtedness secured by said mortgage, the said by and
through R.A. Norred as Auctioneer conducting said sale and as attorney in fact,
for Jim Walter Homes, Inc. and the
said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND
CONVEY unto the said Jim Walter Homes, Inc., the following described property
situated in Shelby County, Alabama, to-wit:

LOTS 8, 9, and 10 AND VACATED ALLEY, IN BLOCK 60, ACCORDING TO THE SURVEY OF
J.H. DUNSTAN'S MAP AND SURVEY OF THE TOWN OF CALERA, ALABAMA; BEING SITUATED
IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., 1500 No Dale
Mabry Hiway, Tampa, Fl 33607 its heirs and assigns 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.

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IN WITNESS WHEREOF Jim Walter Homes, Inc. has caused this instrument
to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and
as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereto set his hand
and seal on this the 7th day of September 19 90.

BY
R.A. Norred as Auctioneer
and Attorney in Fact.
R.A. Norred as Auctioneer
conducting said sale.

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred
whose name as Auctioneer and Attorney in Fact for
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, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal on this the

9th day of September 19 90.
Jim W. Lusk
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES FEB. 17, 1992.
BONDED THRU NOVEMBER 1991

RETURN TO:
R. A. NORRED, ATTY.
P. O. BOX 130249
BIRMINGHAM, AL 35213

NO TAX COLLECTED
1. Bond Tax —————
2. Misc. Tax —————
3. Recording Fee —————
4. Indexing Fee —————
5. Notary Tax Fee —————
6. Certified Fee —————
Total —————

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP 11 AM 9:08
JUDGE OF PROBATE

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