

This instrument was prepared by:  
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2117 2nd Avenue North  
Birmingham, AL 35203

STATE OF ALABAMA )  
SHELBY COUNTY )

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: February 23, 1980, Holmes Earl Williamson and wife, Linda Lakey Williamson (subsequently assumed by Edward R. Dawkins and wife, Gloria J. Dawkins) executed a certain mortgage on the property hereinafter described to Molton, Allen & Williams Corporation as recorded in Book 401, Page 01 in the Probate Office of Shelby County, Alabama.

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 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 city by publication once a week for three 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Molton, Allen & Williams 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 December 28, 1994, January 4 and January 11, 1995; and

WHEREAS, on January 25, 1995, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Molton, Allen & Williams Corporation did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, J. Edward Burnett was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Molton, Allen & Williams Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Molton, Allen & Williams Corporation in the amount of Sixty-four Thousand Two Hundred Ninety-six and 12/100 Dollars (\$64,296.12), which sum of money Molton, Allen & Williams Corporation offered to credit on the indebtedness secured by said mortgage, the said Molton, Allen & Williams Corporation by and through J. Edward Burnett as Auctioneer conducting said sale and as attorney in fact for Molton, Allen & Williams Corporation and the said J. Edward Burnett as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Molton, Allen & Williams Corporation the following described property situated in Shelby County, Alabama, to-wit:

Lot 16 and the West 13 feet<sup>0</sup> of Lot 15, in Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, at Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.


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*Property going back to  
Molton, Allen & Williams*

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TO HAVE AND TO HOLD the above described property to Molton, Allen & Williams Corporation, 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.

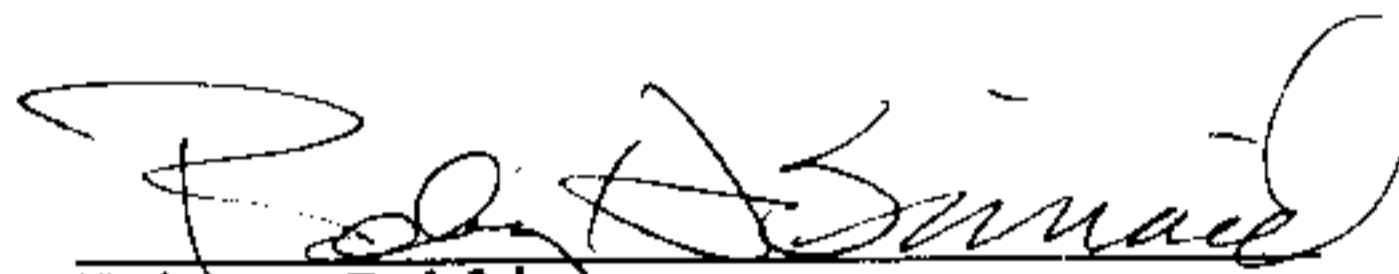
IN WITNESS WHEREOF, Molton, Allen & Williams Corporation has caused this instrument to be executed by and through J. Edward Burnett as Auctioneer conducting said sale, and as Attorney in Fact, and J. Edward Burnett as Auctioneer conducting said sale has hereto set his hand and seal on this the 25th day of January, 1994.

  
J. Edward Burnett  
as Auctioneer and Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that J. Edward Burnett whose name as Auctioneer and Attorney in Fact for Molton, Allen & Williams 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, 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 this the 25th day of January, 1994.

  
Notary Public

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