

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, on to-wit: March 6, 1996, Lorraine Metcalf, an unmarried woman, did convey to Dave's Construction & Builders, LLC, the premises hereinafter described, by mortgage deed recorded in Instrument Number 1996-07748, in the Office of the Judge of Probate of Shelby County, State of Alabama, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate, and;

WHEREAS, there has been such default and the notice of the time, place, and terms of said sale have been advertised for three consecutive weeks in the **Shelby County Reporter**, a newspaper published in the City of Columbiana, Shelby County, Alabama, and under the dates of September 30, October 7 & 14, 1998, and the sale has been made at public auction in all respects as provided in said mortgage deed and in said notice on, to-wit: October 23, 1998, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale Dave's Construction & Builders, LLC was the highest bidder therefor, having bid and paid the sum of **Seven Thousand, One Hundred Thirty-Nine and 71/100, (\$7,139.71) Dollars**, all of which was necessary to pay the principal together with attorney's fees and costs of sale; and;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Seven Thousand, One Hundred Thirty-Nine and 71/100, (\$7,139.71) Dollars**, in hand paid by Dave's Construction & Builders, LLC, receipt of which is hereby acknowledged, we, the said Mortgagor and Dave's Construction & Builders, LLC, acting by Mitchell A. Spears, our attorney-in-fact and auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama, to execute as deed to the Purchaser in names, do;

Give, Grant, Bargain, Sell and Convey unto the said Dave's Construction & Builders, LLC, its successors, and assigns, all right, title and interest of Lorraine Metcalf, in and to the following described real estate, subject to any

Inst # 1998-41613
10/23/1998-41613
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002 CRH 11.00

taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after October 23, 1998, and subject to existing federal tax liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

The South 210 feet of the West 105 feet of the East 840 feet (scaled) of the SW 1/4, Section 17, Township 22 South, Range 3 West, excluding a road right of way and measuring 105 by 198 feet, being more particularly described as follows: A parcel of land lying in the SE 1/4 of SW 1/4 of Section 17, Township 22 Range 3 West, begin at a point marked by an iron stob at the Southwest corner of Joe Davis property, run East 310 feet along the North side of dirt road to a point of beginning of land herein surveyed, thence North 210 feet; thence East 105 feet; thence South 210 feet; thence West 105 feet to the point of beginning.

TO HAVE AND TO HOLD, unto the said Dave's Construction & Builders, LLC., and heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagor and Mortgagee have hereunto set their hands and seals this 23rd day of October, 1998, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

Lorraine Metcalf

Dave's Construction & Builders, LLC

By: [Signature]
Attorney-in-Fact and Auctioneer

By: [Signature]
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as attorney-in-fact and Auctioneer 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 Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of Lorraine Metcalf, as Mortgagor, and Dave's Construction & Builders, LLC, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 1998.

[Signature]
Notary Public

My Commission Expires: July 31 2001

THIS INSTRUMENT PREPARED BY:
MITCHELL A. SPEARS
ATTORNEY AT LAW
P. O. BOX 119
MONTEVALLO, AL 35115
(205) 665-5076

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