

AG Heaver
14:50

This instrument was prepared by:
William H. Roe
P.O. Box 624
Oneonta, AL 35121

SEND TAX NOTICE TO:
American General Finance
110 Orangewood Circle
Shelby, Alabama 35143

DEED IN LIEU OF FORECLOSURE # 1999-14962

STATE OF ALABAMA
COUNTY OF SHELBY

04/08/1999-14962
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

This indenture made and entered into on this the 07 day of April, 1999 by and between the undersigned, Lurene T. Bentley, a widowed woman, (hereinafter referred to as Grantor), and American General Finance, Inc., (hereinafter referred to as Grantee).

WITNESSETH:

That, Whereas, a mortgage was executed by Jimmie D. Bentley and Lurene T. Bentley, husband and wife, to American General Finance, Inc. on the 28th day of January, 1997, to secure indebtedness of Thirty-Eight Thousand One Hundred Sixty-Three Dollars and no/100 (\$38,163.00), which said indebtedness, with interest thereon at this date, amounts to the sum of Thirty-Eight Thousand Nine Hundred Six Dollars and 75/100 (\$38,906.75), and,

Whereas, said indebtedness is due and payable, and Lurene T. Bentley, a widowed woman is unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same.

Now, Therefore, in consideration of the premises, and in further consideration of the sum of One Dollar and 00/100 (\$1.00), in hand paid to Lurene T. Bentley, a widowed woman by American General Finance, Inc., the receipt whereof is hereby acknowledged, Lurene T. Bentley, a widowed woman has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto American General Finance, Inc. the following described property, situated in Shelby County, Alabama to-wit:

0.9 acres in the NE 1/4 of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 5; thence run South along the East Section line 1,546.84 feet, more or less, to the centerline of the Southern Railroad R.O.W.; thence turn right 90 degrees 57 minutes 00 seconds and run Westerly along said centerline 503.19 feet to the point of a curve to the right having a central angle of 10 degrees 11 minutes 17 seconds and a radius of 2,886.98 feet; thence run along the arc of said curve 388.35 feet to the Point of Beginning; thence continue along the arc of said curve 125.0 feet; thence turn right 75 degrees 36 minutes 52 seconds to the tangent of said curve and run North 03 degrees 14 minutes 51 seconds East a distance of 275.73 feet to the centerline of the Old Montevallo, Calera Road; thence turn right 73 degrees 26 minutes 51 seconds and run Northeasterly along said road 125.0 feet; thence turn right 111 degrees 30 minutes 22 seconds and run Southerly 339.27 feet to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

To have and to hold the said above described property unto the said American General Finance, Inc. and unto its heirs and assigns, in fee simple.

It is Agreed between the parties to this Instrument that the same shall operate and have effect as though said mortgage had been foreclosed under the power contained in same, and the property herein described purchased by the said American General Finance, Inc. at same for the sum of Thirty-Eight Thousand Nine Hundred Six Dollars and 75/100 Cents (\$38,906.75).

The undersigned grantor, Lurene T. Bentley, is the surviving grantee of that certain deed from William G. Cox and wife, Daisy B. Cox, to Jimmie D. Bentley and wife Lurene T. Bentley dated February 6, 1985 and recorded in Book 018, Page 269 of the Official Records of Shelby County, Alabama. Jimmie D. Bentley died on or about February 17, 1999.

In Testimony of all which Lurene T. Bentley, a widowed woman has hereunto set her hand and seal on this the day and date first above written.


LURENE T. BENTLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, GLORIA A TRAWICK, a Notary Public in and for said County and State, hereby certify that Lurene T. Bentley, a widowed woman, whose name is signed to the foregoing instrument and who is known to me, who being first duly sworn on oath, acknowledged before me on this day, that being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this the 07 day of April, 1999.


NOTARY PUBLIC

My commission expires:

**MY COMMISSION EXPIRES
APRIL 14, 2002**

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