

This instrument was Prepared by:
 Romaine S. Scott, III
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 Birmingham, Alabama 35263-0545
 (205) 870-4990

9 9 1 5 / 6 4 4 5

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA
 JEFFERSON COUNTY
 AND SHELBY COUNTY

This indenture is made and entered into on this 22 day of November, 1999, by and between the undersigned John Dove, Sr. (the "Grantor") and The Scott Firm, P.C. (the "Grantee").

WITNESSETH:

1. A mortgage was executed by the Grantor to the Grantee on June , 1999, to secure an indebtedness of One Hundred Seventy Thousand Five Hundred Seventy and 62/100 (\$170,570.82), which said indebtedness, with interest thereon at this date, amounts to One Hundred Seventy One Thousand Twenty-eight and 79/100 Dollars (\$171,028.79); and

2. Said indebtedness is due and payable, and the Grantor has not paid the same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same or by judicial foreclosure; and

NOW THEREFORE, in consideration of the premises, and in further consideration of the sum of One Dollars (\$1.00) in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor has granted, bargained and sold and by these presents does grant, bargain, sell and convey unto the Grantee the following described real property, situated in Shelby and Jefferson Counties, Alabama, to wit:

All of the real property described on Exhibit "A" attached hereto consisting of 2 pages which are incorporated herein as if fully set forth hereby.

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

To have and to hold the above described property unto the said The Scott Firm, P.C. and unto its successors and assigns, in fee simple.

It is agreed between the parties to this instrument that the same shall operate and have the effect provided for by Alabama law. The property herein described is purchased by said The Scott Firm, P.C. for said \$1.00 Dollar (\$1.00) and a credit to be given in the amount of which the hereinabove described real property is sold hereafter by the Grantee, its successors and assigns.

In Testimony of All which the Grantor has hereunto set his hand and seal on this day and date first above written.


 John Dove, Sr., Grantor

[SEAL]

STATE OF ALABAMA)

COUNTY OF Jefferson)

Inst # 1999-52123

12/29/1999-52123
 07:13 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 17.00
 004 CJ1

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

I, Angie Whitten, a Notary Public in and for said County in said State, hereby certify that John Dove, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of December, 1999.

Angie C. Whitten
Notary Public
My commission expires: _____

[NOTARIAL SEAL]

NOTARY PUBLIC
MY COM. EXPIRES _____
BONDED THAT NOTARY PUBLIC UNDERWRITERS

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for a photographic reproduction

Exhibit "A"

real estate, situated in Shelby County and Jefferson County,
Alabama, to-wit:

Lot 2, according to the Map and Survey of Mountaintop Farms, as recorded in Map Book 12, page 9, in the Probate Office of Shelby County, Alabama. Said lot also described as follows: The East half of the Northwest Quarter of the Northeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress and egress along the following described private road:

Commence at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 4 West; thence run easterly along the North line of said Quarter-Quarter 86.14 feet to a point in the centerline of South Shades Crest Road; thence turn $41^{\circ} 29' 03''$ left and run Northeasterly along the centerline of said South Shades Crest Road 121.40 feet to the point of beginning of a 50 foot easement lying 25 feet on either side of the following described centerline; from the point of beginning thus obtained thence turn 90° right from the last described course and run Southeasterly 21.36 feet to the point of beginning of a curve to the right having a central angle of $41^{\circ} 20' 07''$ and a radius of 175 feet; thence run along the arc of said curve 126.25 feet to the end of said curve; thence continue along the tangent if extended of the last described curve and run southerly 310.0 feet; thence turn $59^{\circ} 24' 23''$ left and run Southeasterly 106.75 feet; thence turn $122^{\circ} 58' 39''$ right and run Southwesterly 101.62 feet; thence turn $6^{\circ} 47' 56''$ left and run Southwesterly 86.02 feet; thence turn $22^{\circ} 10' 32''$ left and run Southwesterly 170.37 feet; thence turn $33^{\circ} 09' 18''$ left and run Southwesterly 299.31 feet; thence turn $20^{\circ} 19' 51''$ left and run Southeasterly 97.03 feet; thence turn $30^{\circ} 33' 48''$ left and run Southeasterly 228.82 feet; thence turn $13^{\circ} 50' 14''$ right and run Southeasterly 256.11 feet; thence turn $11^{\circ} 34' 07''$ right and run Southeasterly 303.94 feet; thence turn $33^{\circ} 07' 52''$ left and run Southeasterly 470.97 feet; thence turn $14^{\circ} 01' 19''$ left and run Southeasterly 147.58 feet; thence turn $25^{\circ} 58' 43''$ left and run Northeasterly 229.75 feet; thence turn $56^{\circ} 03' 32''$ right and run

09/02/1997-27947
11:36 AM CERTIFIED
COUNTY CLERK

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.

Michael F. Robin
Judge of Probate

"No Tax Collected"

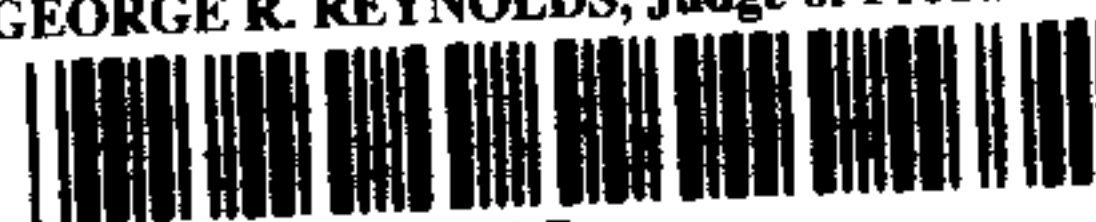
State of Alabama - Jefferson County
I certify this instrument filed on:

1999 DEC 03 A.M. 09:54

Recorded and \$

Mtg. Tax

and \$ 13.00 Deed Tax and Fee Amt.
Total \$ 13.00
\$ GEORGE R. REYNOLDS, Judge of Probate



9915/6445

Southeasterly 282.28 feet; thence turn 36° 15' 43"
left and run Southeasterly 96.10 feet; thence turn
127° 53' 07" right and run Southwesterly 217.29 feet;
thence turn 42° 04' 11" left and run Southwesterly
299.69 feet; thence turn 18° 44' 57" left and run
Southerly 43.99 feet to the South line of the
Southwest Quarter of the Southeast Quarter of said
Section 22, said point being 30 feet West of the
Southeast corner of said Quarter-Quarter section,
said point also being the end of said easement.

Subject to:

1. Advalorem taxes due and payable October 1, 1997.
2. Easements, exceptions, reservations and restrictions, of record if any.

Inst # 1999-52123

12/29/1999-52123
07:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 C31 17.00