

STATE OF ALABAMA )

SHELBY COUNTY )

**MORTGAGE FORECLOSURE**

**KNOW ALL MEN BY THESE PRESENTS**, that, whereas heretofore on to-wit: 30<sup>th</sup> day of May, 1997, Bob Newton executed a certain mortgage on the property hereinafter described to Charles E. Hardin and Dianne S. Hardin, which said mortgage is recorded in 1997-16800 Record of Mortgages, in the office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS**, in and by said mortgage was authorized and empowered in case of default in the payment of indebtedness thereby secured, according to the terms thereof, to sell said property before the front entrance of the Shelby County Courthouse in Columbiana, Alabama, after giving notice of the time, place and the terms of said sale, in some newspaper published in said county by publication one a week for three(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 conduction said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in any by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

**WHEREAS** default was made in the payment of the indebtedness secured by said mortgage, and the said Charles E. Hardin and Dianne S. Hardin 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

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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 June 13, 20, and 27, 2001, and:


**WHEREAS** on July 10, 2001, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, and foreclosure was duly and properly conducted, and the said Charles E. Hardin and Dianne S. Hardin, as mortgagees, did offer for sale and did sell at public outcry in front of the main entrance to the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, Kevin Jent, Esq., was Auctioneer who conducted said foreclosure sale, and

**WHEREAS** the highest bidder for the property described in the aforementioned mortgage was the bid of Charles E. Hardin and Dianne S. Hardin in the amount of \$58,765.84 of the indebtedness which sum of money Charles E. Hardin and Dianne S. Hardin offered to credit the indebtedness secured by said mortgagee and said property was thereupon sold to Charles E. Hardin and Dianne S. Hardin,

**NOW, THEREFORE**, in consideration of the premises and of a credit in the amount of on the indebtedness secured by said mortgage, the said Kevin W. Jent, Esq., as Auctioneer conduction said sale does hereby GRANT, BARGAIN, SELL, and CONVEY, unto the said Charles E. Hardin and Dianne S. Hardin the following described property:

Begin at the intersection of the West line of the E ½ of the NW ¼ of the SW ¼ of Section 29, Township 19 South, Range 1 East, with the South right of way line of U.S. Highway No. 280 and thence run East along the South line of said Highway 267 feet; thence run South parallel with the West line of the E ½ of said Quarter Quarter Section a distance of 208 feet; thence run West parallel with the South line of said highway a distance of 267 feet to a point on the West line of the E ½ of said Quarter Quarter Section; thence run North along the West line of the E ½ of said Quarter Quarter Section 208 feet to the point of beginning. Situated in Shelby County, Alabama.

  
Kevin W. Jent, Esq.  
Auctioneer

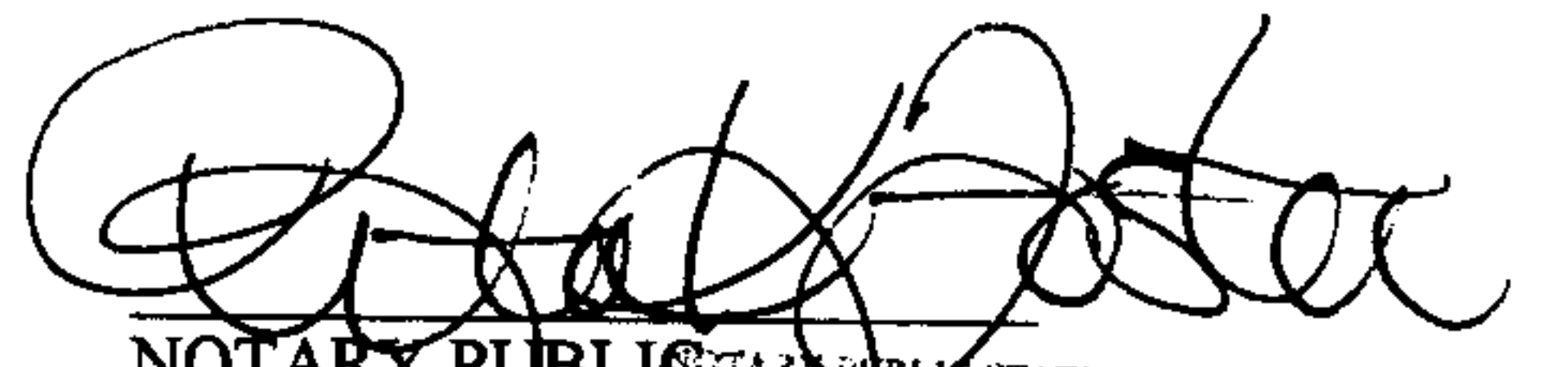
Civic Center Executive Suites  
1117 21<sup>st</sup> Street North  
Birmingham, AL 35234  
(205) 322-5800

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public for the State at Large, hereby certify that Kevin W. Jent, whose name as Auctioneer and has signed 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 with full authority, executed the same voluntarily on the day same bears date.

Give under my hand and seal this 10<sup>th</sup> day of July, 2001.

  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 21, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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