

This document was prepared by: Richard W. Bell
Attorney at Law
P. O. Box 427
Pelham, Alabama 35124

5790
FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: January 23, 1974, Randy E. Roberson and
wife Kathi L. Roberson,

mortgagors, executed a certain mortgage to Melton E. Dearing & wife, Nathalie
Dearing, which said mortgage is

recorded in Volume 336, Record of Mortgages, at Page 844, in the
Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by
said mortgage, and the said Melton E. Dearing and wife, Nathalie
Dearing did declare all of the indebtedness

secured by the 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, in accordance with the terms thereof, by
publication in SHELBY COUNTY REPORTER, a newspaper of
general circulation in SHELBY County, City of Columbiana
Alabama, in its issues of May 22, May 29, June 5 and
June 12, 1975; and,

WHEREAS, on June 27, 1975, the day on which the foreclosure sale
was due to be held under the terms of said notice, during the legal hours of
sale, said foreclosure was duly and properly conducted and the said
Melton E. Dearing & wife, Nathalie Dearing did offer for
sale and sell at public outcry, in front of the Main
entrance of the Courthouse at Columbiana, Shelby County,
Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of Melton E. Dearing
and wife, Nathalie Dearing, in the amount
of Two thousand six hundred sixty-four and 65/100 dollars (\$2664.65)-----
dollars, which sum was offered to be credited to the indebtedness secured

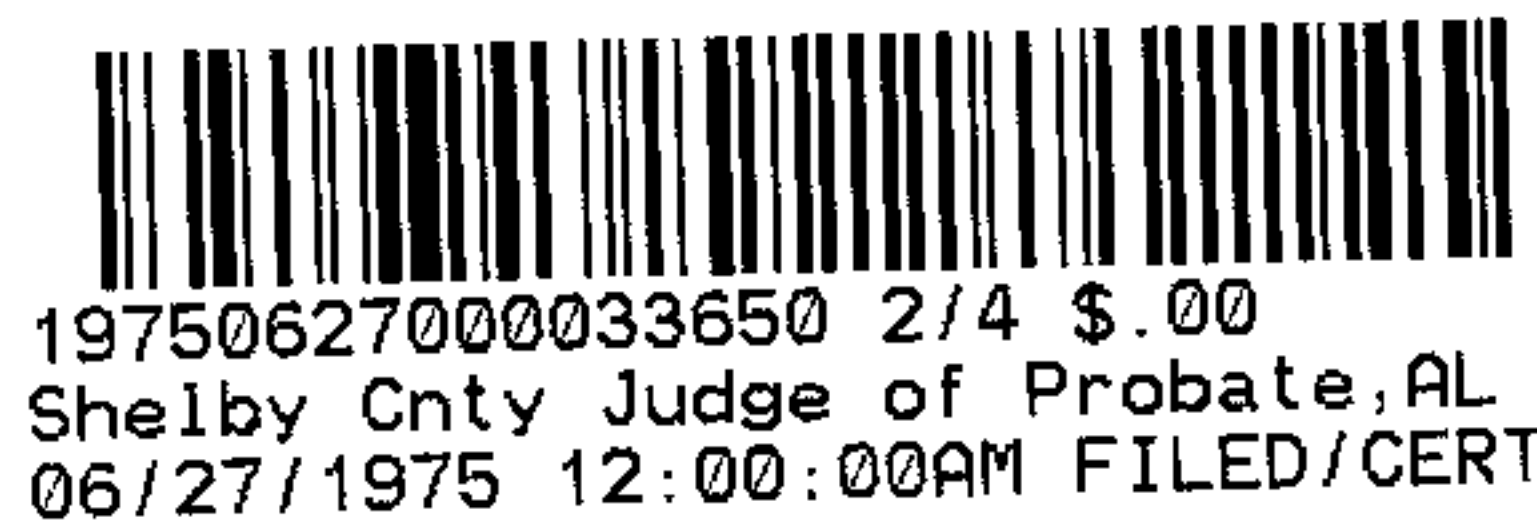
by said mortgage, and said property was thereupon sold to _____
Melton E. Dearing and wife, Nathalie Dearing _____; and,

WHEREAS, Walden M. Buttram acted as
auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said
sale to execute to the purchase at said sale, a deed to the property so
purchased.

Now, THEREFORE, in consideration of the premises and the credit of
Two thousand six hundred sixty-four and 65/100dollars (\$2664.65)
dollars, Randy E. Roberson and wife, Kathi L. Roberson,
mortgagors, by and through the said Melton E. Dearing and wife,
Nathalie Dearing, do grant, bargain, sell and convey unto
the said Melton E. Dearing and wife, Nathalie Dearing,
the following described real property, situated in Shelby County,
Alabama, to-wit:

SEE ATTACHED SHEET MARKED PAGE 2(a) FOR LEGAL DESCRIPTION



TO HAVE AND TO HOLD the above-described property unto the said
Melton E. Dearing and wife, Nathalie Dearing,
its successors and assigns forever; 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, the said Randy E. Roberson and wife, Kathi L.
Roberson by
Melton E. Dearing and wife, Nathalie Dearing,
by Walden M. Buttram, as auctioneer conducting said sale,
has caused these presents to be executed on this the 27th day of
June, 1975.

BY: Walden M. Buttram
WALDEN M. BUTTRAM as auctioneer

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Commencing at the Northeast corner of Section 22, Township 20 South, Range 3 West; thence South along the East line of said section a distance of 489.00 feet to a point; thence turn a deflection angle of 91 deg. 36 min. to the right for a distance of 676.00 feet, said line being parallel to the North line of said section 22, said point being point of beginning; thence turn a deflection angle of 91 deg. 36 min. to the left for a distance of 200.00 feet; thence turn a deflection angle of 30 deg. 0 min. to the left to the North line of the right-of-way of Dearing Road; thence Westerly along said right-of-way to the East line of right-of-way of County Road No. 95; thence Northerly along said right-of-way to a point which is 489.00 feet South of the North line of said Section 22, being to the lands of Plantation Pipe Line; thence Easterly along said property line to point of beginning.

Subject to easements and rights of ways of record.

No dwelling house having less than 1100 square feet of living area shall be constructed on this property and no structure of temporary character, such as trailers, tents, barns or other outbuildings shall be used as a residence, either temporarily or permanently.



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Shelby Cnty Judge of Probate, AL
06/27/1975 12:00:00AM FILED/CERT

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STATE OF ALABAMA)

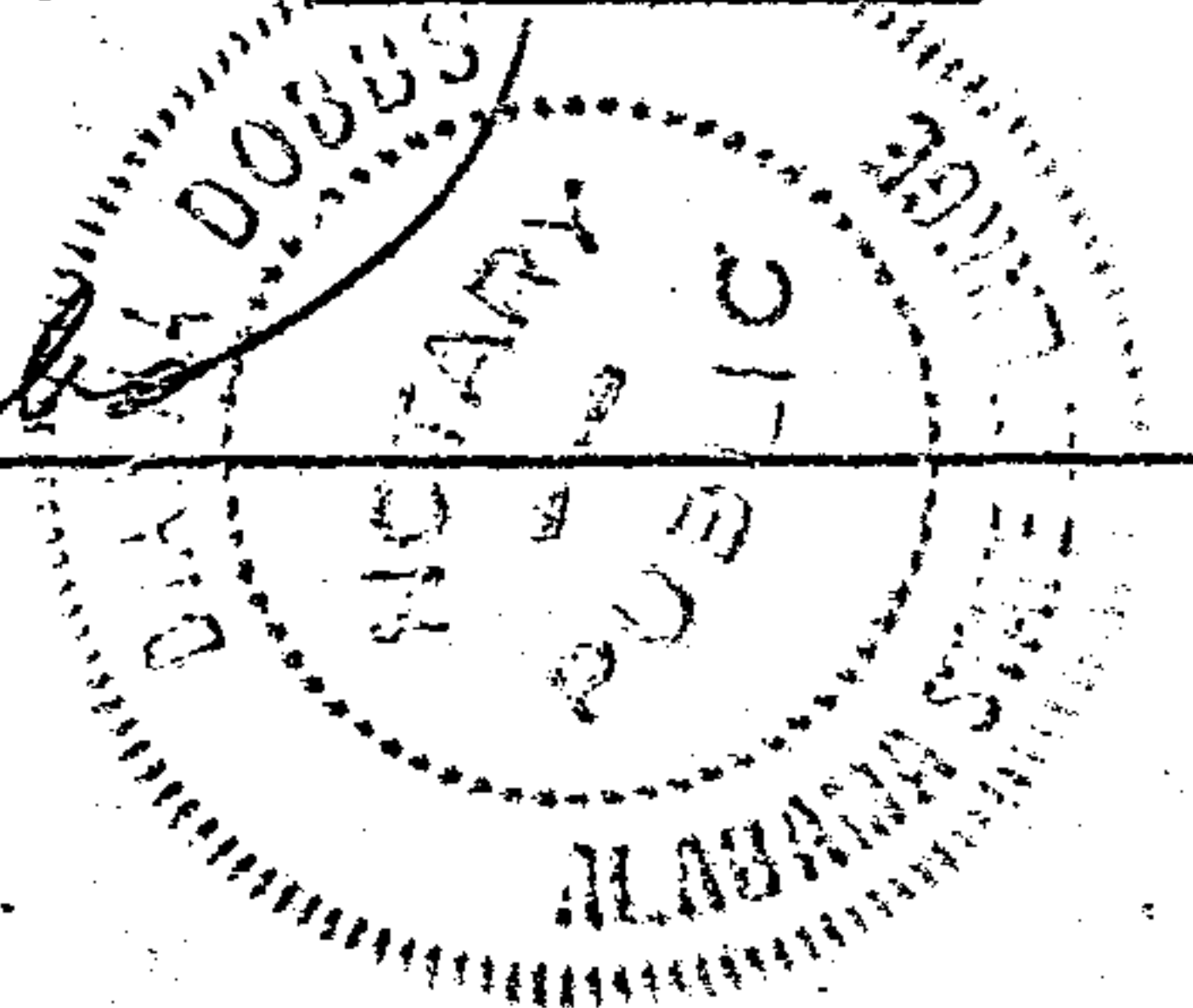
ACKNOWLEDGMENT

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that WALDEN M. BUTTRAM, whose name as auctioneer for Melton E. Dearing & wife, Nathalie Dearing, 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 this conveyance he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal this 27th day of June, 1975

Marion Dobbins
NOTARY PUBLIC



19750627000033650 4/4 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 27 AM 10:16
Richard W. Bell
JUDGE OF PROBATE

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