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Birmingham, AL 35205

MORTGAGE
FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

19791019000136850 1/3 \$.00
Shelby Cnty Judge of Probate, AL
10/19/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on, to-wit: Boyce Allen Perry and wife, Myra Dean Perry, mortgagors, executed a certain mortgage to G.E. Landmon and Marie Landmon which said mortgage is recorded in Book 369, at Page 232, 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 G.E. Landmon and Marie Landmon 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 the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of September 20, September 27, October 4, 1979; and,

WHEREAS, on October 19, 1979, 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 G.E. Landmon and Marie Landmon, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse 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 G.E. Landmon and Marie Landmon, in the amount of Twenty Two Thousand Thirty-One and - - - - 10/100 (\$22,031.10) Dollars, which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to G.E. Landmon and Marie Landmon; and

WHEREAS, Michael A. Newsom, Attorney acted as auctioneer as

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provided in said mortgage and conducted the said sale; and,

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

Now, THEREFORE, in consideration of the premises and the credit of Twenty Two Thousand Thirty-One - - - - - and 10/100 (\$22,031.10) Dollars, Boyce Allen Perry and wife, Myra Dena Perry, mortgagors, by and through the said Michael A. Newsom, Attorney (Auctioneer) do grant, bargain, sell and convey unto the said G.E. Landmon and Marie Landmon, the following described real property, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of Lot 12 of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West according to Map of Nickerson Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Probate Judge of Shelby County, Alabama, run in a Northerly direction along the West lines of Lots 12 and 13 for a distance of 277.0 feet to the point of beginning of the North portion of Lot 13 herein described: From point of beginning continue to run a Northerly direction along the West line of the North portion of Lot 13 for a distance of 80.0 feet; thence run in an Easterly direction along the North line of Lot 13 for a distance of 300.0 feet; thence in a Southerly direction along the East line of Lot 13 for a distance of 80.0 feet; thence run in a Westerly direction parallel with the North line of Lot 13 for a distance of 300.0 feet to the point of beginning.

Subject to taxes for current year, 1979
Subject to taxes for current year, 1980
Submect to any and all easements and/or restrictions of record.
Subject to statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said G.E. Landmon and Marie Landmon, their heirs, 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 Boyce Allen Perry and wife, Myra Dean Perry, by G.E. Landmon and Marie Landmon, by Michael A. Newsom, as auctioneer conducting said sale, has caused these presents to be executed on this the 19th day of October, 1979.

By: Michael A. Newsom
As Auctioneer



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STATE OF ALABAMA
JEFFERSON COUNTY



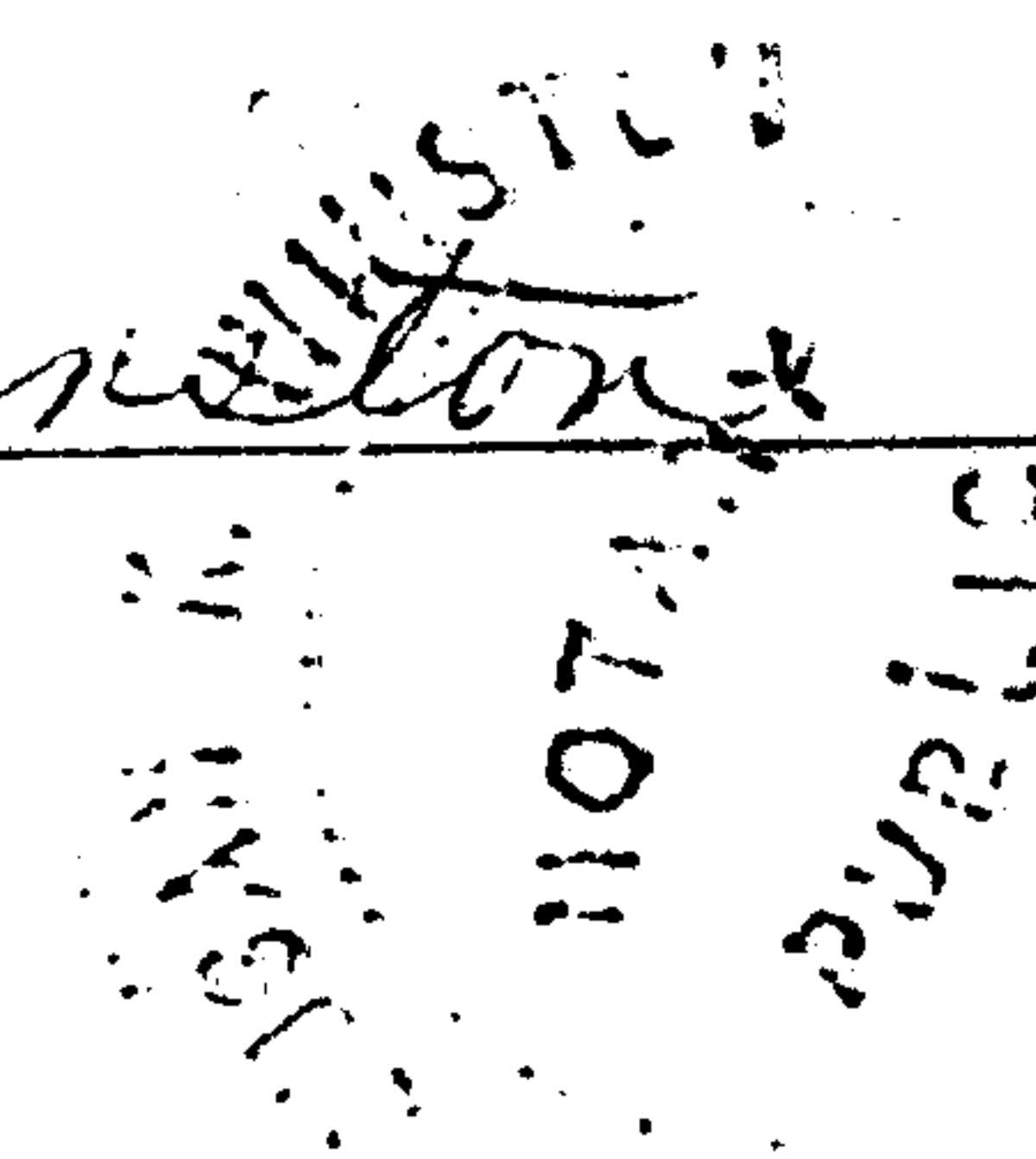
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael A. Newsom, whose name as auctioneer for G.E. Landmon and Marie Landmon, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day October, 1979.

Susan K. Winston

Notary Public



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BOOK

OCT 19 PM 1:39
JUDGE OF PROBATE

rec 4.50
ind 1.00
5.50