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STATE OF ALABAMA)
)
SHELBY COUNTY)



19800730000083840 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
07/30/1980 00:00:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE

DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, heretofore on, to-wit, August 21, 1978, Lonnie F. Coston, and wife Marie B. Coston, executed a certain mortgage on the property hereinafter described to Avco Financial Services One, Inc., which said mortgage is recorded in Real 382, Record of Mortgages 436 in the office of the Probate Judge of Shelby County, Alabama, and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once 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 its successor or any person conducting said sale for the mortgagee or its successor may bid at the sale and purchase said property, if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Avco Financial Services One, Inc., 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 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 26, July 3, and July 10, 1980; and,

WHEREAS, on July 30, 1980, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Avco Financial Services One, Inc., did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter

NO TAX COLLECTED

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described; and,

WHEREAS, Oliver P. Head, was the Auctioneer who conducted said sale for the said Avco Financial Services One, Inc.,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Avco Financial Services One, Inc., in the amount of \$39,317.82 which sum of money Oliver P. Head, Auctioneer and Agent offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold by Avco Financial Services One, Inc.,

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$39,317.82 on the indebtedness secured by said mortgage, the said Avco Financial Services One, by and through Oliver P. Head Auctioneer conducting said sale and as attorney in fact for Avco Financial Services One, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Avco Financial Services One Inc., the following described property situated in Shelby County, Alabama, to-wit:

Lot No. 138 as shown on a map entitled "Property Line Map , Siluria Mills" Prepared by Joseph A. Miller, REG. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the North right of way line of 1st Court and the west right of way line of 2nd Court, said right of way line as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of 2nd Court for 74.76 feet; thence 90 degrees 00' right and run southeasterly for 30.00 feet to a point on the Easterly right of way line of 2nd Court, said point being a point of beginning; thence 90 degrees 00' right and run Southwesterly along said Easterly right of way line of 2nd Court for 106.23 feet; thence 90 degrees 00' left and run Southeasterly for 100.00 feet; thence 90 degrees 00' left and run Northeasterly for 106.23 feet; thence 90 degrees 00' left and run Northwesterly for 100.00 feet to the point of beginning.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

TO HAVE AND TO HOLD the above described property unto Avco Financial Services One, Inc., 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, Avco Financial Services One, Inc., has caused this instrument to be executed by and through Oliver P. Head as auctioneer conducting said sale has hereto set their hands and seal this 30th day of July, 1980.

Avco Financial Services One, Inc.
BY: [Signature]
Auctioneer and Agent

L.S.

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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Oliver P. Head, whose name as auctioneer for Avco Financial Services One, Inc., 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 the conveyance, he, in his capacity as such auctioneer and agent, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of July, 1980.

Lance Brasher
Notary Public

My Commission expires 12/28/80

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ALABAMA STATE
CLERK OF THE COURT
JUL 30 AM 11:43
Rec. 1/50
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NO TAX COLLECTED