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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, on, to-wit, the 25th day of January, 1975, the mortgagor, Maria Anselmo Simonetti, executed a certain mortgage to Buffalo Rock Company, Inc., to secure the indebtedness therein mentioned, said mortgage being duly recorded in Book 344, at page 768, in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage and the indebtedness therein described is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of the said Buffalo Rock Company, Inc.; and,

WHEREAS, default having been made by the said Mortgagor in the payment of the indebtedness secured by the said mortgage; having been continuously from a time prior to the institution of this foreclosure proceedings down to the date hereof, in default, and being subject to foreclosure as therein provided; and,

WHEREAS, under power contained in the said mortgage, the undersigned, Clifford M. Spencer, Jr., as Auctioneer, Agent and Attorney in Fact for the said Buffalo Rock Company, Inc., advertised the said property described in said mortgage herein mentioned, for sale by advertisement in the Shelby County Reporter, a newspaper published in Columbiana, in Shelby County, Alabama in accordance with the terms and tenor of the said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks, and for more than 21 days prior to said Sale; and,

WHEREAS, in strict compliance with the power of sale contained in the said mortgage, the property therein described was offered for sale to the highest bidder for cash, at Columbiana, Shelby County, Alabama on the 9th day of February, 1981, during the legal hours of sale, in front of the front entrance to the Courthouse of Shelby County, Alabama at Columbiana, and the same was then and there purchased by MONTEVALLO ELECTRIC & MACHINE, INC., for the sum of FOURTEEN THOUSAND FIVE HUNDRED and NO/100 - - - - - Dollars (\$14,500.00), which said amount was the last, best and highest bid therefor.

NOW, THEREFORE, in consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED and NO/100 - - - - - Dollars (\$14,500.00), and in consideration of the premises, and the law in such cases made and provided, I, the said Clifford M. Spencer, Jr., as such Auctioneer, Agent and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said MONTEVALLO ELECTRIC & MACHINE, INC., an Alabama corp., and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

RETURN TO: Wade H. Morton, Jr.
Attorney at Law

Lots 4, 5, 6, 16, 17, and 18, according to the Survey of Givhan's Subdivision of a Portion of the NE 1/4 of the SE 1/4 and the SE 1/4 of SE 1/4 of Section 4, Township 24, Range 12 East, as recorded in Map Book 3, page 130, in the Office of the Judge Of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said MONTEVALLO ELECTRIC & MACHINE, INC., an Alabama corporation, and assigns, forever.

IN TESTIMONY WHEREOF, the undersigned as Auctioneer, Agent and Attorney in Fact for the said Buffalo Rock Company, Inc., has hereunto set his hand and seal, and the signature and seal of the said mortgagors, namely, Maria Anselmo Simonetti, on this the 9th day of February, 1981.

Clifford M. Spencer, Jr. (SEAL)
Clifford M. Spencer, Jr.
As Auctioneer, Agent and Attorney
in Fact for Buffalo Rock Company,
Inc., owner and holder of the
said mortgage.

Maria Anselmo Simonetti (SEAL)
Maria Anselmo Simonetti, Mortgagor

by: Clifford M. Spencer, Jr.
Agent and Attorney in Fact for
Buffalo Rock Company, Inc.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clifford M. Spencer, Jr., whose name as Auctioneer, and Attorney in Fact for Buffalo Rock Company, Inc., owner and holder of said mortgage, 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of February, 1981.

Jeanne F. Lewis
NOTARY PUBLIC

This instrument was prepared by:

CLIFFORD M. SPENCER, JR.
Pritchard, McCall, Jones,
Spencer & O'Kelley
901 Brown-Marx Building
Birmingham, Alabama 35203
(205) 328-9190

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

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