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This instrument was prepared by:

Name: Dale Corley

Address: 1933 Montgomery Highway
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, October 30, 1976, Perry H. Brasher and wife, Patricia Ann Brasher executed a certain mortgage on the property hereinafter described to Leonard W. Coggins and wife, Shirley S. Coggins as recorded in Book 359 Record of Mortgages, Page 322 in the Office of the Judge of Probate of Shelby County, Alabama.

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 city by publication once a week for three 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 conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee 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 Leonard W. Coggins and wife, Shirley S. Coggins 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 February 12, 19, and 26, 1981.

WHEREAS, on March 5, 1981, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Leonard W. Coggins and wife, Shirley S. Coggins did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described, and;

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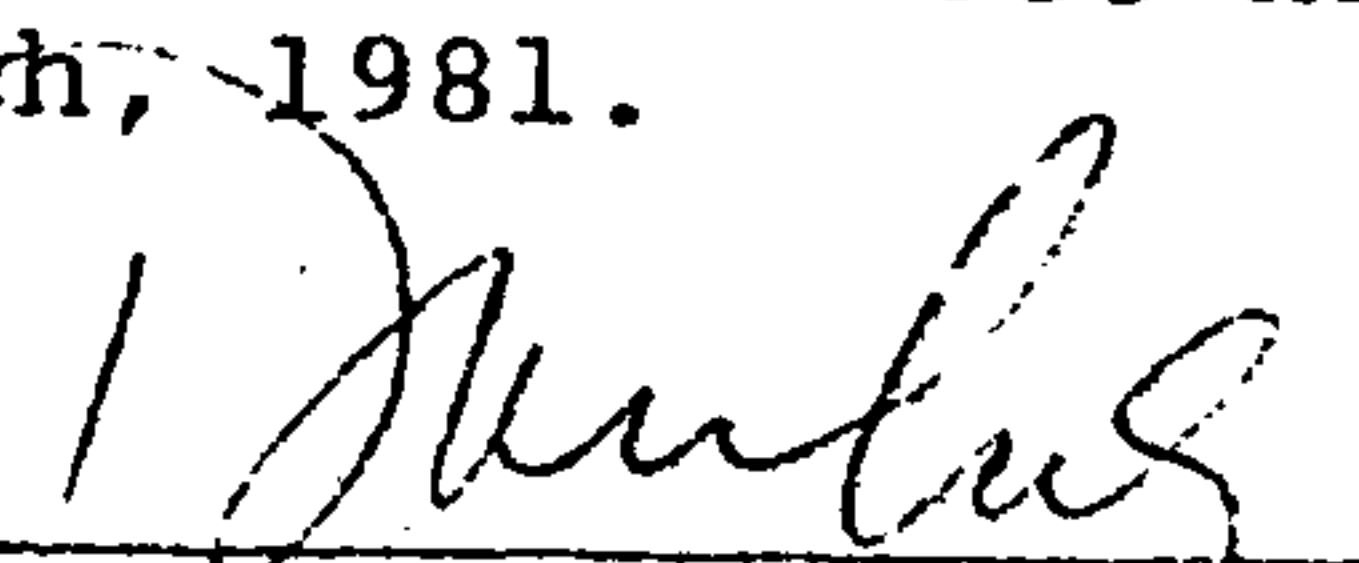
WHEREAS, Dale Corley was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Leonard W. Coggins and wife, Shirley S. Coggins, and;

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Leonard W. Coggins and wife, Shirley S. Coggins in the amount of Five Thousand Seven Hundred Ninety Nine and 86/100 (\$5,799.86) Dollars, which sum of money Leonard W. Coggins and wife, Shirley S. Coggins offered to credit on the indebtedness secured by said mortgage, the said Leonard W. Coggins and wife, Shirley S. Coggins by and through Dale Corley as Auctioneer conducting said sale and as attorney in fact for Leonard W. Coggins and wife, Shirley S. Coggins and the said Dale Corley as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Leonard W. Coggins and wife, Shirley S. Coggins the following described property situated in Shelby County, Alabama, to-wit:

From the SE corner of Section 13, Township 20 South, Range 3 West, run Northerly along the East line of said Section 294.4 feet; thence turn an angle of 54 deg. 53' left and run Northwesterly 250.0 feet; thence turn an angle of 90 deg. to left and run Southwesterly 210.0 feet; thence turn angle of 02 deg. 12' to left and run Southwesterly 261.15 feet; thence turn an angle of 02 deg. 17' to right and continue Southwesterly 212.18 feet to point of beginning; thence turn an angle of 53 deg. 14' 30" right and run Westerly 331.85 feet to point on East right-of-way line of County road; thence turn an angle to left and run Southeasterly along East right of way line of said County road a distance of 290.77 feet; thence turn an angle to left and run in a Northeasterly direction a distance of 305.94 feet to point of beginning, being a part of the NE1/2 of NE1/4 of NE1/4 of Section 24, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Leonard W. Coggins and wife, Shirley S. Coggins, 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, Leonard W. Coggins and wife, Shirley S. Coggins have caused this instrument to be executed by and through Dale Corley as Auctioneer conducting said sale, and as Attorney in Fact, and Dale Corley as Auctioneer conducting said sale has hereto set his hand and seal on this the 5th day of March, 1981.


Dale Corley
as Auctioneer and Attorney in Fact

Dale Corley

Dale Corley
as Auctioneer conducting said sale

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Dale Corley whose name as Auctioneer and Attorney in Fact for Leonard W. Coggins and wife, Shirley S. Coggins 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 1981.

Suzanne P. MacLeod
Notary Public

My commission expires 4/15/81

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Dale Corley, whose name as Auctioneer 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 said conveyance, he in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 1981.

Suzanne P. MacLeod
Notary Public

My commission expires 4/15/81

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
COPIES WERE MADE

1981 MAR 10 PM 1:21

For Sale
Shirley S. Coggins
JUDGE OF PROBATE

Rec'd 4.50
Jud 1.00
5.50