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Prepared by:
Ray F. Robbins, II
125 E. North Street
Talladega, AL 35160

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on to-wit: Rhonda Whittenstein and Marcus J. Goff, executed a certain mortgage on the property hereinafter described to Valley Builders, as mortgagee and said mortgage is recorded in Mortgage Book 415, page 655, in the office of the Judge of Probate of Shelby County, Alabama, and

Whereas, under the terms of the mortgage the Mortgagee was authorized and empowered in the event of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property at public sale after giving notice of the time and place of such sale by publishing such notice once a week for three successive weeks in a newspaper published in said County and said mortgage provided that in the event of sale under the power and authority contained in the same, the Mortgagee or holder of said mortgage may bid at such sale and purchase said property if the highest bidder therefore; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage and the mortgagee declared all of the indebtedness secured due and payable, and said mortgage subject to foreclosure and gave due and proper notice of said foreclosure sale by publication in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, in its issues of October 15, October 22, and October 29, 1981.

Whereas, on the 2nd day of November, 1981, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said sale was duly and properly conducted and Valley Builders, as the owner of said mortgage offered

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said property for sale at public outcry as provided in said mortgage and Ray F. Robbins, II was the auctioneer and agent who conducted said sale for the Mortgagee; and

Whereas, the highest and best bid for the property described in said mortgage was the bid of Charles Berry, in the sum of One thousand Five hundred Seventy-five and 88/100 (\$1,575.88) Dollars which sum of money Valley Builders, as mortgagee and owner, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Charles Berry;

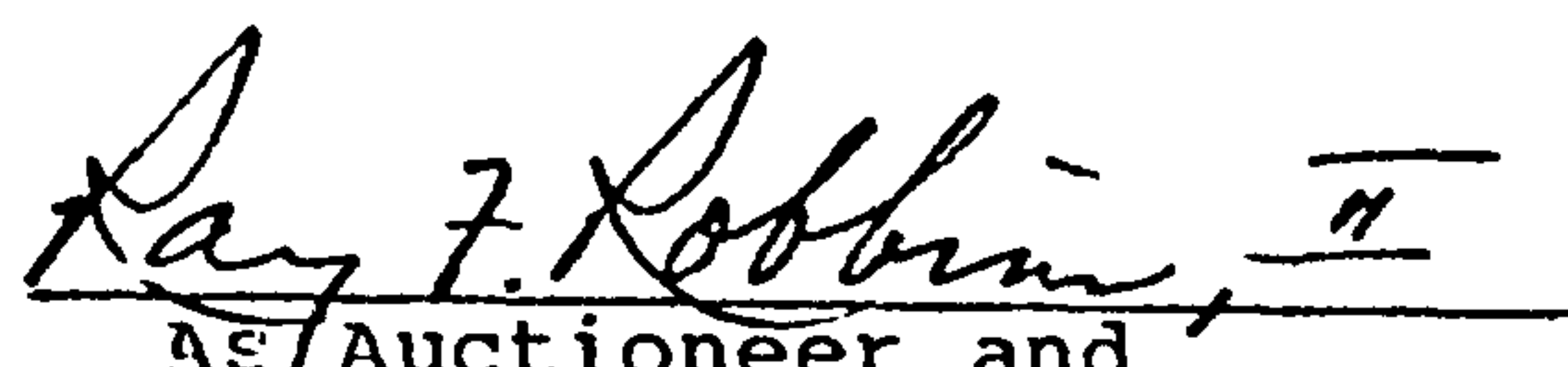
NOW THEREFORE, in consideration of the premises and a credit in the amount of One thousand Five hundred Seventy-five and 88/100 (\$1,575.88) Dollars on the indebtedness secured by said mortgage the said Valley Builders, by and through Ray F. Robbins, II, as auctioneer, conducting the said sale and as attorney in fact for Valley Builders, and said Ray F. Robbins, II as the auctioneer conducting the said sale does hereby grant, bargain, sell and convey unto Charles Berry, the following described property situated in Shelby County, Alabama, to-wit:

Lot #1 Shane Acres as recorded in Map Book 7, page 144, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Charles Berry, his 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, Valley Builders, has caused this instrument to be executed by and through Ray F. Robbins, II as auctioneer conducting said sale and as attorney in fact and he as auctioneer conducting said sale has hereunto set his hand and seal on this the 2nd day of November, 1981.

VALLEY BUILDERS


As Auctioneer and
Attorney
in Fact

Ray F. Robbins, II
Ray F. Robbins, II, as
Auctioneer conducting said
sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Ray F. Robbins, II, whose name as Auctioneer and Attorney in Fact for Valley Builders, 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 Auctioneer and Attorney in Fact with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of November, 1981.

J. Ellen Hannah
Notary Public

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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Ray F. Robbins, II, whose name as Auctioneer conducting said sale, 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 with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of November, 1981.

J. Ellen Hannah
Notary Public

THE STATE OF ALABAMA
SHELBY COUNTY

Personally appeared before me, Judge of Probate, in and for said county, Violet Powell, who being duly sworn according to law deposes and says that she is Office Manager of the SHELBY COUNTY REPORTER a newspaper published in said county, and that publication of a certain notice, a true copy of which is hereto affixed, has been made in said newspaper.....weeks consecutively, to-wit in issues thereof dated as follows:

Oct. 15, 22, 29, 1981

Violet Powell..... Office Manager

Subscribed and sworn before me this 11 day of Nov., 1981

Thomas A. Snowden, Jr...... Judge of Probate

Printers Fee \$ 45.79

LEGAL NOTICE
Mortgage Foreclosure Sale
WHEREAS, default having been made and the payment of the indebtedness secured by a mortgage dated November 6, 1979 by Rhonda Whitenstein and Marcus J. Golf to Valley Builders as mortgagee and which mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 415, page 655, and the said default continuing, the undersigned mortgagee and owner of said mortgage has elected to declare the entire indebtedness secured by said mortgage due and payable as provided for therein;
Notice is hereby given in accordance with the power of sale contained in said mortgage and pursuant to the law that the undersigned Valley Builders will sell at public outcry and to the highest bidder for cash, in front of the Courthouse door of Shelby County, Alabama, in Columbiana, Alabama, between the legal hours of sale on November 2, 1981, the following described real property lying and being in Talladega County, Alabama: Lot number 1 Shane Acres as recorded in Map Book 7, page 144, in the office of the Judge of Probate of Shelby County, Alabama.
Said sale is to be made for the purpose of paying the mortgage debt and all costs and expenses of foreclosure as provided for in said mortgage and the proceeds of said sale will be applied as directed by and in said mortgage.
This the 5th day of October, 1981.
Ray F. Robbins, II
Attorney for Valley Builders
Oct. 15, 22, 29, 1981 No. 972

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED
1981 NOV 17 AM 9:06
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 2.00
Rec 6.00
Jud 1.00
9.00