

STATE OF ALABAMA)
SHELBY COUNTY)

This Instrument was prepared by:
BEN A. ENGEL
W. B. HAIRSTON ✓
C. H. MOSES, III
C. R. JOHANSON, III
7th Floor Watts Building
Birmingham, AL 35203

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Larry Van DeBurg and wife Sharon Van DeBurg did hereby execute to AmSouth Financial Corporation (formerly known as Alabanc Financial Corporation) a certain mortgage bearing date of the 22nd day of October, 1980 which mortgage is recorded in the Probate Office of Shelby County, Alabama in Real Book 407, Page 305 to secure an indebtedness evidenced by promissory note therein described; and

WHEREAS, default was made in the payment of said note secured by said mortgagee, and AmSouth Financial Corporation, mortgagee, elected to declare the entire indebtedness secured by said mortgage due and payable under the power of sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage the undersigned did cause to be published in Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, in the issues of February 25, March 4 and 11, 1982, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell, at public outcry, to the highest bidder for cash in front of the Courthouse in Columbiana, Shelby County, Alabama, during the legal hours of sale, on the 18th day of March, 1982 the real estate described in said mortgage, a description of which is herein set out; and

WHEREAS, at the time and place stated in said notice, the undersigned AmSouth Financial Corporation did on the 18th day of March, 1982, by and through William B. Hairston, Jr., an auctioneer, offer said property for sale to the highest bidder for cash, and at said sale AmSouth Financial Corporation became the purchaser of said property at and for the sum of Ten Thousand One Hundred Seventy-two and 68/100 (\$10,172.68) Dollars cash, and that being the highest and best bid for said property at said sale;

NOW THEREFORE, in consideration of the sum of Ten Thousand One Hundred Seventy-Two and 68/100 (\$10,172.68) Dollars, paid by AmSouth Financial Corporation the said AmSouth Financial Corporation, as mortgagee, and the said William B. Hairston, Jr., as auctioneer, do grant, bargain, sell and convey unto the said AmSouth Financial Corporation the following described real estate which was conveyed by said mortgage, and which is situated in Jefferson County, Alabama:

Lot 27, according to the survey of Kingwood, as recorded in Map Book 6, Page 40 in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT that part more particularly described as follows: Begin at the Southwest corner of said Lot 27, thence in an Easterly direction along the South line of said Lot 27, a distance of 179.36 feet; thence 173 degrees 05 min. left in a Northwesterly direction a distance of 90.66 feet; thence 13 degrees 53 min. left in a southwesterly direction a distance of 90.0 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said AmSouth Financial Corporation, its successors and assigns forever.

IN WITNESS WHEREOF, AmSouth Financial Corporation, as mortgagee,

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and William B. Hairston, Jr., as auctioneer, have hereunto set their hands and seals this the 18th day of March, 1982.

AMSOUTH FINANCIAL CORPORATION

By: [Signature]
Its Senior Vice President

[Signature]
Auctioneer

STATE OF ALABAMA)

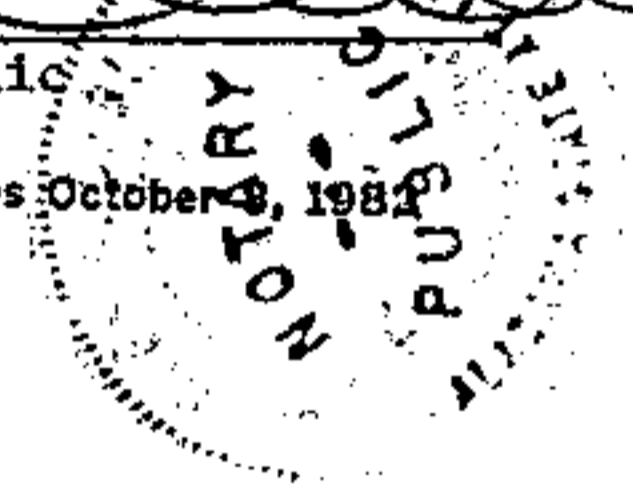
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that R. J. Keydoszius whose name as Senior Vice President of AmSouth Financial Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this the 24th day of March, 1982.

[Signature]
Notary Public

My Commission Expires October 9, 1984



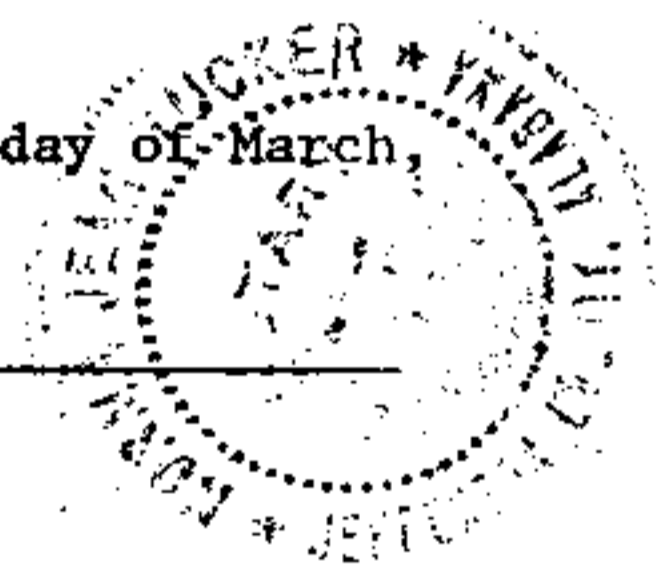
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that William B. Hairston, Jr. 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 the conveyance, he, in his capacity as auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 18th day of March, 1982.

[Signature]
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR 25 AM 9:43

[Signature]
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

NO TAX COLLECTED

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