

STATE OF ALABAMA)

FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on the 10th day of January, 1978, Johnny O'Grady and wife, Linda L. O'Grady, executed a certain mortgage to George F. Seier or Page Seier, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 373 at pages 506 and 507; and,

WHEREAS, default was made in the payment of the indebtedness secured by and described in said mortgage and said mortgage being and continuing in default and subject to foreclosure; and,

WHEREAS, under the power contained in said mortgage George F. Seier or Page Seier, as Mortgagees, did advertise the foreclosure of said mortgage and the sale of the property conveyed therein by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Columbiana, Shelby County, Alabama; namely, on June 24, 1982; July 1, 1982; and July 8, 1982; giving the time, place and terms of said sale; and,

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered to the highest bidder for cash, in front of the entrance of the Courthouse at Columbiana, Shelby County, Alabama, within the legal hours of sale on the 13th day of July, 1982, and the same was purchased by George F. Seier or Page Seier, the Mortgagees, who were duly authorized by the terms of said mortgage so to do, at and for the sum of Fifty-Four Thousand Five Hundred Fifty-One and 44/100 Dollars, (\$54,551.44), which was the highest, best and last bid therefor;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the payment by the said George F. Seier or Page Seier of the said sum of \$54,551.44 by credit on the indebtedness secured by and described in said mortgage, receipt whereof is acknowledged, I, Earl D. Hendon, as Auctioneer, by virtue of the power contained in said mortgage and of the law in such cases made and provided, do hereby grant, bargain, sell and convey unto

BOOK 341 PAGE 35

*Earl D. Hendon*  
10/2/82  
F. D. Hendon

the said George F. Seier & Page Seier all the right, title, interest, and claim of the said Johnny O'Grady and wife, Linda L. O'Grady, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the SE 1/4 of NW 1/4 of Section 16, Township 21, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of NW 1/4 of Section 16, Township 21, Range 2 West; thence run along the East line of said 1/4-1/4 section a distance of 101.43 feet to the point of beginning of the property herein described; thence turn an angle of 92 deg. 30 min. 36 sec. to the right and run a distance of 477.02 feet to a point on the Southeasterly right-of-way line of a county gravel road; thence turn an angle to the left of 24 deg. 18 min. 40 sec. and run along the Southeasterly right-of-way of said county gravel road a distance of 61.06 feet to a point; thence run in a Westerly direction along the meanderings of the South line of said county gravel road to its point of intersection with the West line of said 1/4-1/4 section; thence run South along said West line of said 1/4-1/4 section to its intersection with the North right-of-way line of Shelby County Highway No. 26; thence run in an Easterly direction along the North right-of-way of Shelby County Highway No. 26 to its point of intersection with the East line of said SE 1/4 of NW 1/4; thence run along the North line of said 1/4-1/4 section to the point of beginning.

ALSO, all that part of the hereinafter described property that lies North of the right-of-way of Shelby County Highway No. 26 and South of the aforementioned county gravel road; A part of the SW 1/4 of NW 1/4 of Section 16, Township 21 South, Range 2 West, described as beginning at the northeast corner of said 1/4-1/4 section and run Westerly along north line a distance of 66 yards; thence in a southwesterly direction to a point on south line of said 1/4-1/4 section which would be 110 yards west of the southeast corner of said 1/4-1/4 section; thence easterly along south line 110 yards to southeast corner; thence north along east line to point of beginning.

LESS and EXCEPT the following described parcel of land: Begin at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West and run southerly along the east side of the said 1/4-1/4 for 101.43 feet to the point of beginning; then continue along the last described course running southerly for 283.79 feet; then turn an angle of 92 deg. 30 min. 35 sec. to the right and run westerly for 533.76 feet; then turn an angle of 87 deg. 29 min. 24 sec. to the right and run northerly for 258.63 feet; then turn an angle of 68 deg. 11 min. 58 sec. to the right and run northeasterly for 61.06 feet; then turn an angle of 24 deg. 18 min. 40 sec. to the right and run easterly for 477.02 feet back to the point of beginning. The above described parcel contains 3.458 acres and is situated in the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said George F. Seier & Page

Seier, their heirs and assigns forever.

IN WITNESS WHEREOF, I, Earl D. Hendon, as Auctioneer, have executed these presents on the 13th day of July, 1982.

*Earl D. Hendon*  
EARL D. HENDON, As Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Earl D. Hendon, whose name as Auctioneer is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he, as such Auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 13th day of July, 1982.

*Carol A. [Signature]*  
NOTARY PUBLIC

FILED IN ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED  
1982 JUL 13 PM 1:54  
*Thomas A. [Signature]*  
JUDGE OF PROBATE

Rec 4.50  
Jud 1.00  
5.50

BOOK 341 PAGE 37