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This instrument prepared by:  
JERRY E. HELD  
Sirote, Permutt, Friend,  
Friedman, Held & Apolinsky, P.A.  
2222 Arlington Avenue South  
Birmingham, Alabama 35255

Send Tax Notice To:

City Finance Company  
833 3rd Avenue West  
Birmingham, Alabama 35204

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 31st day of  
December, 1980, Flim Martin, Jr. and wife, Ruthie Martin,  
executed a certain mortgage on property  
hereinafter described to City Finance Company of Alabama, Inc.

which said mortgage was recorded in the Office of the Judge of Probate of  
Shelby County, Alabama, in Volume 408, Page  
959; and which said mortgage was subsequently transferred and  
assigned to N/A

by instrument recorded in the aforesaid Probate Office in  
                    , Page                     ; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized  
and empowered in case of default in the payment of the indebtedness  
secured thereby, 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  
County by publication once a week for three (3) 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 Mort-  
gagee may bid at the sale and purchase said property if the highest bidder  
thereof; and

WHEREAS, default was made in the payment of the indebtedness  
secured by said mortgage, and the said City Finance Company of  
Alabama, Inc. did declare all of the indebtedness  
secured by said mortgage subject to foreclosure as therein provided and

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did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 10, 17, 24, 1983; and

WHEREAS, on March 3, 1983, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and City Finance Company of Alabama, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph H. McQueen was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said City Finance Company of Alabama, Inc.; and

WHEREAS, City Finance Company of Alabama, Inc. was the highest bidder and best bidder in the amount of Twelve thousand, five hundred and 00/100 (\$ 12,500.00 ) on the indebtedness secured by said mortgage, the said City Finance Company of Alabama, Inc. by and through Joseph H. McQueen as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, City Finance Company of Alabama, Inc. does hereby grant, bargain, sell and convey unto City Finance Company of Alabama, Inc., the following described property situated in Shelby County, Alabama:

Lot #21 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer on 10/5/65, and being more particularly described as follows: Commence at the intersection of the North right of way line of Center Avenue and the West right of way line of Cotton Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama. Thence northerly along said right of way line of Cotton Street for 381.79 feet to the point of beginning; thence 88 degrees, 44 feet, 15 minutes left and run westerly for 179.00 feet; thence 88 degrees, 44 feet, 15 minutes right and run northerly for 70 feet; thence 91 degrees, 15 feet, 45 minutes right and run easterly for 179.00 feet to a point on the west right of way line of Cotton Street, thence 88 degrees, 44 feet, 15 minutes right and run southerly for 70 feet to the point of beginning.

City Finance Company of Alabama, Inc.

IN WITNESS WHEREOF, City Finance Company of Alabama, Inc.

\_\_\_\_\_, Mortgagee, has/have caused this instrument to be executed by and through Joseph H. McQueen as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this the 3rd day of March, 1983.

City Finance Company of Alabama, Inc.

(MORTGAGEE)

By: Joseph H. McQueen  
Auctioneer and Attorney-In-Fact

Joseph H. McQueen  
Auctioneer Conducting Said Sale

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph H. McQueen, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of City Finance Company of Alabama, Inc., Mortgagee, 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/she, as such auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on  
this the 3rd day of March, 1983.

Erline B. Mayhew  
Notary Public

My Commission Expires: January 8, 1985

NOTED, RECORDED & INDEXED  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 MAR -3 AM 11:15

Foreclosure  
 John A. Brown, Jr.  
 JUDGE OF THE COURT

$$\begin{array}{r} \text{Rec } 4.50 \\ \text{Ind } 1.00 \\ \hline 5.50 \end{array}$$