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This instrument prepared by
 Eunice A. Luke, Senior Attorney
 Office of the General Counsel
 U. S. Department of Agriculture
 Suite 600, 1371 Peachtree Street, N. E.
 Atlanta, Georgia 30309

DEED OF FORECLOSURE

THIS INDENTURE, made and entered into the 7th day of March, 1983, by Joseph K. Goodwin and Anne D. Goodwin, husband and wife, acting through their duly appointed agent and attorney in fact, the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as parties of the first part, and the United States of America, as part of the second part,

WITNESSETH: That

WHEREAS, on the 12th day of December, 1978, Joseph K. Goodwin and Anne D. Goodwin, husband and wife, executed and delivered to the United States of America a mortgage to secure the payment of the indebtedness therein described, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 386 pages 361-364; and

WHEREAS, in and by said mortgage, the Mortgagee therein was authorized and empowered, should default be made in the payment of any installment due under the note, the payment of which was secured by said mortgage, or any extension or renewal thereof, or any agreement supplementary thereto, or should the Mortgagor(s) therein fail to keep or perform any covenant, condition or agreement contained in said mortgage, to declare the entire indebtedness, the payment of which was secured thereby, due and payable and to foreclose said mortgage; and

WHEREAS, the Mortgagor(s) defaulted in the payment of installments due under the note, the payment of which was secured by the aforesaid mortgage, and the Mortgagee, in accordance with the terms and provisions of said mortgage, accelerated the payment of the indebtedness which was secured by said mortgage and declared all of said indebtedness to be due and payable; and

WHEREAS, in accordance with the provisions of said mortgage, the United States of America, acting as aforesaid, caused a notice of foreclosure sale to be published once a week for three successive weeks preceding the date of sale, in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, of the time, place, and terms of sale, and proceeded to sell the real property described in said mortgage, in accordance with said notice and under the power of sale in said mortgage, before the Courthouse door in Shelby County, Alabama, during the legal hours of sale on the 24th day of February, 1983, at public outcry, to the highest bidder for cash, and at said sale the party of the second part was the highest and best bidder in the sum of Twenty-Four Thousand Five Hundred and no/100 (\$ 24,500.00) Dollars.

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F. H. A.

NOW, THEREFORE, in consideration of the premises and the sum of
Twenty-Four Thousand Five Hundred and no/100
(\$ 24,500.00) Dollars to the part ies of the first part in hand
paid by the part y of the second part, the receipt whereof is hereby
acknowledged, the part ies of the first part, under the power in said
mortgage and as attorney in fact for the mortgagor(s) therein, do
hereby grant, bargain, sell and convey unto the part _____ of the second
part and its assigns, the following described real property in
Shelby County, Alabama, described in and conveyed by said
mortgage, to-wit:

Commence at the NW corner of Section 25, Township 21 South, Range 1
West, thence run south along the West line of said Section 25 a
distance of 1573.22 feet; thence turn an angle of 103 deg. 26' 48"
to the left and run a distance of 576.78 feet; thence turn an angle of
15 deg. 09' 33" to the left and run a distance of 834.70 feet to a
point on the North R/W of Ala. State Hwy. No. 25 and the SE corner of
Columbiana Elementary School; thence turn an angle of 5 deg. 16' to
the left and run a distance of 63.21 feet; thence turn an angle of
2 deg. 12' to the left and run a distance of 80.44 feet to the point
of beginning; thence continue in the same direction along said R/W a
distance of 23.09 feet; thence turn an angle of 2 deg. 44' to the left
and continue along said R/W a distance of 27.85 feet; thence turn an
angle of 85 deg. 29' 40" to the left and run a distance of 131.75 feet;
thence turn an angle of 92 deg. 15' 20" to the left and run a distance of
57.27 feet; thence turn an angle of 90 deg. 30' 16" to the left and run
a distance of 132.56 feet to the point of beginning. Situated in the
NW-1/2 of NW-1/4 of Section 25, Township 21 South, Range 1 West, Shelby
County, Alabama.

Together with the perpetual easement and right of way for ingress and
egress over and along the existing driveway leading from Alabama Highway
No. 25 in a Northerly and Northeasterly direction to the residence on
the above described property, as said road is now located.
Subject to utility easements and road rights of way of record.
Subject to permit to Alabama Power Company recorded in Probate Office
of Shelby County, Alabama, in Deed Book 169, page 321.
Subject to permit to South Central Bell Tel. Company recorded in said
Probate Office in Deed Book 287, page 261.
Subject to the rights of others in and to the use of the easement referred
to above.

TO HAVE AND TO HOLD the said bargained premises unto the part y
of the second part and its assigns, forever.

IN WITNESS WHEREOF, the United States of America, as attorney in
fact for Joseph K. Goodwin and Anne D. Goodwin, husband and wife
_____, part ies of the first part, has caused this
instrument to be executed in its name by its duly authorized represent-
ative, the State Director for Alabama, Farmers Home Administration,
United States Department of Agriculture, as of the day and year first
above written, pursuant to the authority contained in Title 7, Code of
Federal Regulations, Part 1800.

Joseph K. Goodwin and Anne D. Goodwin
by their
Attorney in Fact, the United States of America.

By: DALE N. RICHEY
State Director for Alabama
Farmers Home Administration
United States Department of Agriculture

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STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, SHARON H. ALEXANDER, a Notary Public in and for said County in said State, hereby certify that DALE N. RICHEY, whose name as State Director, Alabama of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director, Alabama, of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of MARCH, 19 83.



Sharon H. Alexander
Notary Public

My commission expires:

12-10-84

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

1983 MAR -8 AM 9:04

Foreclosure
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

Rec'd H. 50
Ind 1.00
S. 50