

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Lawrence S. Nickles and Laura T. Nickles did on the 13th day of July, 1981, execute a mortgage to Harold W. Ripples and The Berfan Company, a partnership d/b/a Rime Investments, which mortgage is recorded in Book 414, page 244, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Harold W. Ripples and The Berfan Company, a partnership d/b/a Rime Investments, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 24, March 3, and March 10, 1983; and

WHEREAS, on March 21, 1983, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Harold W. Ripples and The Berfan Company, a partnership d/b/a Rime Investments did offer for sale and did sell at public outcry in front of the Courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Harold W. Ripples and The Berfan Company, a partnership d/b/a Rime

CHARLES A. J. BEAVERS,
ATTORNEY AT LAW
813 Shades Creek Parkway, Suite 1
BIRMINGHAM, AL 35243

Investments in the amount of Eighty-nine Thousand Six Hundred Forty-four and 27/100 (\$89,644.27), which sum the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments; and

WHEREAS, Charles A. J. Beavers, Jr. conducted said sale on behalf of Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments; and

WHEREAS, said mortgage expressly authorized the person
conducting said sale to execute to the purchaser at said sale
a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Eighty-nine Thousand Six Hundred Forty-four and 27/100 Dollars (\$89,644.27) on the indebtedness secured by said mortgage, the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, by Charles A. J. Beavers, Jr., its duly authorized agent and auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments the following described property situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Riverchase Country Club, Sixth Addition, as recorded in Map Book 7, page 93, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments 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, the said Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, by Charles A. J. Beavers, Jr., as auctioneer conducting said sale, caused these presents to be executed on this the 21st day of March, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 THAT WAS FILED
FORE CLOSURE
1983 MAR 29 AM 10:33
Rec. 450
D.J. 100
550 - *Thomas A. Beavers, Jr.*
JUDGE OF PROBATE

HAROLD W. RIPPS AND THE BERFAN COMPANY, A PARTNERSHIP D/B/A RIME INVESTMENTS

By *Charles A. J. Beavers, Jr.*
Agent and Auctioneer

STATE OF ALABAMA

JEFFERSON COUNTY

BOOK 345 PAGE 899
I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles A. J. Beavers, Jr., whose name as auctioneer and agent for Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, 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 agent and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 1983.

Edna Carroll
Notary Public