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STATE OF ALABAMA

COUNTY OF SHELBY

GP 861730 10 10

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that on March 14, 1977, Roofing Supply and Salvage Company, Inc., William A. Herring and Joyce B. Herring executed and delivered to the Birmingham Trust National Bank of Birmingham, , Alabama, a Mortgage on certain real property, recorded in Book 363 at Page 737 et seq. in the Office of the Judge of Probate, Shelby County, Alabama, to secure the payment of their promissory Note, dated March 14, 1977 in the amount of \$175,000.00 in favor of the said Birmingham Trust National Bank.

WHEREAS, said Note and Mortgage were assigned by the Birmingham Trust National Bank to the U. S. Small Business Administration, an Agency of the United States, by Assignment of Note and Security dated June 3, 1980, and recorded in Book 37 at Page 159 in the Office of the Judge of Probate of said County; and

WHEREAS, default was made in payment of said Note, and the Mortgage is subject to foreclosure because of said default.

WHEREAS, in said Mortgage, the mortgagees or their assigns were authorized and empowered, in case of default in payment of the promissory Note, to sell the real property taken as security for said Note. Said Mortgage also provided that the mortgagees or their assigns, after having given notice of the time, place and terms of sale prior to said sale, are empowered and authorized to executed title to the purchaser of said real property at said sale.

WHEREAS, default having been made in the payment of the promissory Note secured by said Mortgage, the U. S. Small Business Administration did

*Catfor*

U.S. SMALL BUSINESS ADMINISTRATION  
900 SOUTH 20TH STREET  
BIRMINGHAM, ALABAMA 35250

declare all of the indebtedness secured by said Mortgage due and payable and declared the real property taken as security on said promissory Note subject to foreclosure. As provided in the said Mortgage, the U. S. Small Business Administration gave due and proper notice of foreclosure of said Mortgage by publishing a Notice of Foreclosure Sale in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of February 24, 1983, March 3, 1983, March 10, 1983, and March 17, 1983.

WHEREAS, at or about 1:30 P.M. Central Standard Time, on Thursday, March 24, 1983, the date on which the foreclosure sale was due to be held under the terms of said notice and during the legal hours of sale, foreclosure was duly and properly conducted, and the U. S. Small Business Administration, as Mortgagee, did offer for sale and did sell at public outcry before the Shelby County Courthouse Door, Columbiana, Alabama, the property hereinafter described.

WHEREAS, at the time and place designated by said notice, the U. S. Small Business Administration did offer said real property for sale at public outcry to the highest bidder, and the highest bidder was the U. S. Small Business Administration at and for a high bid of \$9,000.00, whereupon the property was knocked down to said highest bidder.

NOW, THEREFORE, for and in consideration of the sum of \$9,000.00 credited to said indebtedness, the U. S. Small Business Administration does hereby grant, convey, sell, transfer and deliver unto the U. S. Small Business Administration, an Agency of the United States and its assigns, the following described real property, to-wit:

Beginning at a point on the south side of the paved sidewalk on the south side of West College Street 132 feet west of the northeast corner of the brick store house now occupied by the Columbiana Leader; thence running south on

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a parallel line with Main Street 150.8 feet to the point of beginning of the lot herein described; thence continue in the same direction 44.0 feet to an alley; thence in a westerly direction along the north line of said alley 46.0 feet to a lot formerly owned by I. Gordon; thence in a northerly direction along the east line of said I. Gordon lot 44.0 feet; thence east and parallel with West College St. 46.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said U. S. Small Business Administration and its assigns forever. It is expressly stipulated and agreed, however, that this conveyance is made without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the real property described above. This conveyance is also made without representation, warranty or recourse, express or implied, as to unpaid taxes (ad valorem or otherwise - if any) and is made subject to the statutory right of redemption.

IN WITNESS WHEREOF, Small Business Administration has caused this conveyance to be executed by B. W. House, Chief, Liquidation Division, Birmingham District Office, Birmingham, Alabama, pursuant to the authority contained in 47 Federal Register 2305, the contents of which publication are to be judicially noticed pursuant to 44 United States Code 1507.

THIS, the 13 day of May, 1983.

THIS INSTRUMENT PREPARED BY:  
Thomas A. Ansley  
District Office Attorney  
Small Business Administration  
908 South 20th Street  
Birmingham, Alabama 35256

SMALL BUSINESS ADMINISTRATION

By R. W. House  
B. W. House, Chief  
Liquidation Division  
Birmingham District Office  
Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County in said State hereby certify that B. W. House, whose name as Chief, Liquidation Division, Birmingham District Office, Small Business Administration, 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 Chief, Liquidation Division, Birmingham District Office, Small Business Administration, with full authority executed the same voluntarily for and as the act of Small Business Administration.

GIVEN UNDER MY HAND and seal this the 13 day of May, 1983.

[Signature]  
Notary Public

My Commission Expires:

5-15-85

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Foreclosure  
1983 MAY 23 AM 10:56

Rec. 600  
Ind 100  
700

[Signature]  
JUDGE OF PROBATE

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