

STATE OF ALABAMA )

## MORTGAGE FORECLOSURE DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, February 19, 1980, HAROLD WILLIAMS and wife, BARBARA J. WILLIAMS, executed a certain mortgage on the property herein-after described to C.I.T. Financial Services, Inc.; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 Shelby County, by publication once a week for three 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 mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said C.I.T. Financial Services, Inc. did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 28, May 5, and May 12, 1983; and,

WHEREAS, on May 20, 1983, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and C.I.T. Financial Services, Inc. did offer for sale and sell at public outcry at the courthouse steps of Shelby County Courthouse at Columbiana, Alabama, the property hereinafter described, and;

WHEREAS, Jon B. Terry was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said C.I.T. Financial Services, Inc., and;

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of C.I.T. Financial Services, Inc. in the amount of Nineteen Thousand Five Hundred Dollars (\$19,500.00) which sum of money the said C.I.T. Financial Services, Inc. credited to an outstanding mortgage indebtedness owed to them and further assumed and paid the mortgage indebtedness owed to the FHA which is recorded in Book 333, page 795, in the Probate Office of Shelby County, Alabama, and other costs and indebtedness and through Jon B. Terry acting as Auctioneer conducting said sale and as attorney-in-fact for C.I.T. Financial Services, Inc. and the said Jon B. Terry as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said C.I.T. Financial Services, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 13,  
Township 22 South, Range 1 West; thence  
run South along the West line of Section 24  
a distance of 70.70 feet to a point on the  
North ROW line of the L & N Railroad; thence

Bains & Terry, Atty.  
1813 - [redacted] Ave.  
Bessemer, Al. 35020

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turn an angle of 97°31'30" to the left and run a distance of 251.31 feet to a point on the North R.O.W. line of the L & N Railroad; thence turn an angle of 15°38'14" to the left and run a distance of 310.55 feet to a point on the North line of the L & N Railroad R.O.W. and the point of beginning. Thence turn an angle of 65°44' to the left and run a distance of 283.49 feet to the South R.O.W. line of a county road, now under construction; thence turn an angle of 87°58' to the right and run along said R.O.W. a cord distance of 337.04 feet; thence turn an angle of 1°33' to the left and run along said R.O.W. a distance of 94.40 feet; thence turn an angle of 2°10' to the left and run along said R.O.W. a cord distance of 66.50 feet; thence turn an angle 70°16' to the right and run a distance of 63.97 feet to the North R.O.W. line of the L & N Railroad; thence turn an angle of 90°0' to the right and run along said railroad a distance of 581.21 feet to the point of beginning. Situated in the SW¼ of the SW¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama. Containing 2.02 acres.

This conveyance is made subject to any existing State or Federal Tax Liens, and further subject to an oil, gas and mineral lease from Henry Bristow, Jr. to Amoco Production Company as recorded in Book 327, page 706.

TO HAVE AND TO HOLD the above described property to C.I.T. Financial Services, Inc., their heirs and assigns 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, C.I.T. Financial Services, Inc. caused this instrument to be executed by and through Jon B. Terry, as Auctioneer conducting said sale and as attorney-in-fact, and Jon B. Terry, as Auctioneer conducting said sale has heretofore set his hand and seal this 23 day of May, 1983.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*enclosure*  
1983 MAY 26 PM 3:52  
*F. Thomas G. Swann, Jr.*  
JUDGE OF PROBATE

SIGNED:

*[Signature]*  
JON B. TERRY AS AUCTIONEER  
AND ATTORNEY-IN-FACT

SIGNED:

*[Signature]*  
JON B. TERRY AS AUCTIONEER  
CONDUCTING SAID SALE

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon B. Terry, as Auctioneer conducting said sale, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May, 1983.

*[Signature]*  
NOTARY PUBLIC