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This instrument prepared by:
Carlos E. Heaps, Attorney
810 Massey Building
Birmingham, Alabama 35203

Send tax notices to:
Guaranty Federal Savings
& Loan Association
P.O. Box 128
Birmingham, Alabama 35201

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, on to-wit the 16th day of March, 1979, Edward Perry Smith, unmarried man did execute a mortgage, which said mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Volume 389 Record of Mortgages, at page 583, Probate Records of Shelby County, Alabama, securing a certain indebtedness owing by the said Edward Perry Smith, to Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association, said mortgage conveyed the following described land, lying and being situated in Shelby County, Alabama, more fully hereinafter described; and

WHEREAS, default was made in the payment of said sum of money secured by said mortgage, Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association, did exercise the option contained in said mortgage and did declare the entire obligation due and payable after giving the borrower 30 days notice in accordance with the terms of said mortgage;

WHEREAS, following the default and acceleration of the debt, the said Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association preceeded in strict accord with the terms of said mortgage to foreclose the same, advertising the time, terms and place of sale, together with a description of said property, for three successive weeks by publication in The Shelby Daily, a newspaper published and printed in Shelby County, Alabama, and in such advertisement designated the 7th day of October, 1983, as the day and date upon which said property was to be offered for sale.

WHEREAS, Carlos E. Heaps conducted said sale on behalf of Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association, and

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

WHEREAS, in strict conformity with the said advertisements, Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association did, between the legal hours of sale on the 7th day of October, 1983, at the Courthouse door in Shelby County, Alabama, offer for sale at public outcry

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the hereinafter described real estate, and at said Guaranty Federal Savings & Loan Association become the highest, best and last bidder, paying the sum of FIFTEEN THOUSAND EIGHT HUNDRED FORTY EIGHT DOLLARS AND 07/100 (\$15,848.07) Dollars for said land;

NOW THEREFORE, in consideration of the premises and the further consideration of FIFTEEN THOUSAND EIGHT HUNDRED FORTY EIGHT DOLLARS AND 07/100 (\$15,848.07) Dollars, cash in hand paid by Guaranty Federal Savings & Loan Association, the said Guaranty Federal Savings and Loan Association by Carlos E. Heaps, its duly authorized agent and auctioneer conducting said sale does hereby grant, bargain, sell and convey unto Guaranty Federal Savings & Loan Association the following described real estate, lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot No. 3, (SE 1/4 of NE 1/4, Section 21, Township 21, Range 3 West) map showing First Addition to The R. E. Whaley Sub-division of the town of Maylene, Alabama.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD THE aforegranted premises unto Guaranty Federal Savings & Loan Association forever, subject to all rights of redemption as provided by law.

IN WITNESS WHEREOF, the said Guaranty Federal Savings & Loan Association, by Carlos E. Heaps, as Auctioneer conducting said sale, caused these presents to be executed on this the 7th day of October, 1983.

Rec 3.00
Ind 1.00
4.00

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

1983 OCT 13 AM 10:58

Forney
J. P. Forney, Jr.
JUDGE OF PROBATE

GUARANTY FEDERAL SAVINGS & LOAN ASSOCIATION, formerly known as Guaranty Savings & Loan Association

BY

Carlos E. Heaps
Carlos E. Heaps
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Carlos E. Heaps whose name as Auctioneer and Agent for Guaranty Federal Savings & Loan Association, formerly known as Guaranty Savings & Loan Association, 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 by hand and official seal this the 7th day of October, 1983.

John L. Jones
NOTARY PUBLIC