

FORECLOSURE DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

Know all men by these presents, that in consideration of twenty four thousand one hundred dollars, representing the unpaid balance of a mortgage plus expenses of foreclosure, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Steven R. Sears, mortgagee, of BX 557, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Steven R. Sears, of BX 557, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

From the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §11, Twp 24N, R12E, run Southerly along the E line of said $\frac{1}{4}$ § 71.05 feet; thence turn right an angle of 117° 48' and run Northwesterly 288.70 feet to point of beginning of land herein described; thence continue Northwesterly on same course 269.06 feet; thence turn left an angle of 133° 08' and run Southeasterly 40.05 feet; thence turn right an angle of 15° 15' and run Southerly 742.09 feet; thence turn left an angle of 133° 17' and run Northeasterly 251.46 feet; thence turn left an angle of 13° 26' and run Northeasterly 239.53 feet; thence turn left an angle of 90° 00' and run Northwesterly 208.70 feet; thence turn right an angle of 90° 00' and run Northeasterly 208.70 feet to point of beginning. This being a part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of §11, Twp 24N, R12E, Shelby County, Alabama.

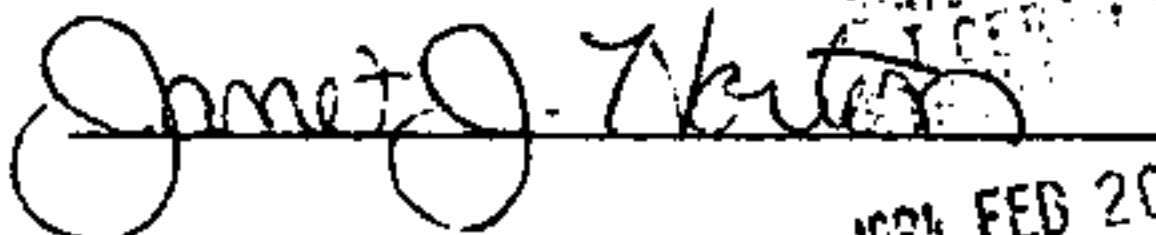
This deed is made pursuant to a foreclosure on a mortgage executed by Jannis Lee Holtzman to Steven Ralph Sears on 30 June 1982, and recorded in the Office of the Judge of Probate of Shelby County Alabama in Book 421, pages 566-7, and conveys the same property described therein, whether described correctly herein or not. Said foreclosure sale was originally set and notice published for October 6, 1983 in front of the main entrance of the Shelby County Alabama Courthouse during the legal hours of sale, and was postponed by public outcry there and then to November 4, 1983, at the same time and place, and was postponed by public outcry there and then to November 22, 1983 at the same time and place, whereupon the property was sold at public outcry to the highest bidder for cash, all according to the procedure prescribed by law in such cases.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Steven R. Sears, mortgagee do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 22 November 1983.

Witness:



State of Alabama)
County of Shelby)


Steven R. Sears

(Seal)

1984 FEB 20
Foreclosure

Rec 1.50
Jud 1.00
2.50

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Steven R. Sears, mortgagee, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 November 1983.


Notary public