

DEED OF FORECLOSURE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: April 11, 1983, William M. Stevens and wife, Kristin A. Stevens, executed a certain mortgage to United Companies Mortgage of Alabama, Inc., which mortgage is recorded in Volume 429 Page 249 in the office of the Judge of Probate in Shelby County, Alabama, and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 notice of time, place and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale of 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said United Companies Mortgage of Alabama, Inc., did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the Shelby County Reporter a newspaper of general circulation published in Shelby County, Alabama, in its issue of April 5, April 12, and April 19, 1984, and

WHEREAS, on April 27, 1984, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and United Companies Mortgage of Alabama, Inc., did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Robert L. Austin, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said United Companies Mortgage of Alabama, Inc., and whereas the said United Companies Mortgage of Alabama, Inc., was the highest bidder and best bidder, in the

ROBERT L. AUSTIN

ATTORNEY AT LAW

SUITE 200

120 SUMMIT PARKWAY

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amount of Thirty Two Thousand Dollars (\$32,000.00) the indebtedness secured by said Mortgage, the said United Companies Mortgage of Alabama, Inc., by and through Robert L. Austin, as auctioneer conducting said sale, does hereby grant, bargain, sell, convey unto United Companies Mortgage of Alabama, Inc., the following described property situated in Jefferson County, Alabama, to-wit:

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A tract of land located in the NW 1/4 of the NW 1/4 of Section 14, Township 19 South, Range East, described as follows: Commence at the Northwest corner of said Section 14 and run due South along the west line of said section a distance of 647.00 feet to a point on the West line of said section; thence run Northeasterly a distance of 46 feet, more or less, to a point on the East right-of-way line of West Highland Street, Vincent, Alabama, said point being the Southwest corner of of the Myrtle W. Carter lot and the point of beginning of the property herein conveyed; thence continue in a Northeasterly direction along the Southeast line of Myrtle W. Carter property a distance of 260.00 feet, more or less, to the point of intersection of the West right-of-way line of U.S. Highway 231; thence run in a Southwesterly direction along the West right-of-way line of said U.S. Highway 231 a distance of 420.00 feet, more or less, to the point of intersection with the East right-of-way line of West Highland Street, thence run North along the East right-of-way line of West Highland Street a distance of 270.00 feet, more or less, to the point of beginning. Grantor retains one-half of all mineral, oil, and mining rights.

TO HAVE AND TO HOLD, the above described property unto United Companies Mortgage of Alabama, Inc., and its assigns forever; subject however to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, United Companies Mortgage of Alabama, Inc., have caused this instrument to be executed by and through Robert L. Austin, acting as auctioneer conducting the said sale and as Attorney-in-Fact, and Robert L. Austin, as auctioneer conducting said sale has hereto set his hand and seal on this the 1st day of May, 1984.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT TO BE
A FORECLOSURE
1984 JUN -5 AM 9:25
JUDGE

BY: [Signature]
AUCTIONEER AND ATTORNEY-IN-FACT
[Signature]
AUCTIONEER CONDUCTING SAID SALE

Rec. 300
700
400

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Paige F. Moore, a Notary Public, in and for said County, in said State, hereby certify that Robert L. Austin, whose name as auctioneer and attorney-in-fact for United Companies Mortgage of Alabama, Inc., and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of May, 1984.

[Signature]
Notary Public
MY COMMISSION EXPIRES JANUARY 21 1985