

STATE OF ALABAMA)
JEFFERSON COUNTY)

This instrument was prepared by:

BEN A. ENGEL
W. B. HAIRSTON
C. H. MOSES, III
C. R. JOHANSON, III

4th Floor, 109 N. 20th St.
Birmingham, AL 35203

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, Calvester Hawkins and wife, Ruby J. Hawkins, did execute to Liberty Loan Corporation of Gadsden, Inc., a certain mortgage bearing date of the 23rd day of September, 1980, which mortgage was recorded September 25, 1980, in the Probate Office of Shelby County, Alabama in Book 406, Page 228, which mortgage was transferred and assigned to Associates Financial Services Company of Alabama, Inc., and which mortgage was given to secure an indebtedness evidenced by the real estate mortgage note therein described; and

WHEREAS, default was made in the payment of said note secured by said mortgage, and Associates Financial Services Company of Alabama, Inc., as transferee-mortgagee, elected to declare the entire indebtedness secured by said mortgage due and payable under the power of sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage the undersigned did cause to be published in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, in the issues of August 16, 23 and 30, 1984, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry, to the highest bidder for cash, in front of the main entrance of the Courthouse of Shelby County, Alabama, at Columbiana, during the legal hours of sale on the 11th day of September, 1984, the real estate described in said mortgage, a description of which is herein set out; and

WHEREAS, at the time and place stated in said notice, the undersigned Associates Financial Services Company of Alabama, Inc., did on the 11th day of September, 1984, by and through Ben A. Engel, as auctioneer, offer said property for sale to the highest bidder for cash, and at said sale Associates Financial Services Company of Alabama, Inc., became the purchaser of said property at and for the sum of Thirty-eight Thousand, Six Hundred, Fifty-eight and 50/100 (\$38,658.50) Dollars cash, and that being the highest and best bid for said property at said sale;

NOW, THEREFORE, in consideration of the sum of Thirty-eight Thousand, Six Hundred, Fifty-eight and 50/100 (\$38,658.50) Dollars paid by Associates Financial Services Company of Alabama, Inc., the said Associates Financial Services Company of Alabama, Inc., as mortgagee, and the said Ben A. Engel, as auctioneer, do grant, bargain, sell and convey unto the said Associates Financial Services Company of Alabama, Inc., the following described real estate which was conveyed by said mortgage, and which is situated in Shelby County, Alabama, to-wit:

From the Southeast corner of the North Half of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, run Westerly along the South boundary line of said North Half of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, for 470.1 feet to the point of beginning of the land herein described; thence continue Westerly along the South boundary line of the North Half of the SE 1/4 of the SW 1/4 of said Section for 120.03 feet; thence turn 90 deg. 26 min. to the right and run Northerly 185.55 feet; thence turn 90 deg. to the right and run Easterly 120.0 feet; thence turn 90 deg. to the right and run Southerly 184.47 feet, more or less, to the point of beginning.

Subject to transmission line permits to the Alabama Power Company recorded in Deed Book 208, at Page 583, Office of Judge of Probate of Shelby County, Alabama; subject also to public road right of way deed to Shelby County, recorded in Deed Book 180, at page 596, in said Probate Office; subject also to easement of a uniform width of 25 feet for a private road heretofore conveyed to David Daniels and wife, Dilcey Daniels, recorded in Deed Book 276, at Page 677, in said Probate Office.

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Associates Financial Services Co.

Subject, however, to all easements and rights-of-way upon, across or through the above described lands as heretofore have been granted by the United States of America or its predecessors in title.

TO HAVE AND TO HOLD unto the said Associates Financial Services Company of Alabama, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc., as transferee-mortgagee, and Ben A. Engel, as auctioneer, have hereunto set their hands and seals this the 11th day of September, 1984.

ASSOCIATES FINANCIAL SERVICES COMPANY
OF ALABAMA, INC., as Assignee of
Liberty Loan Corporation of Gadsden, Inc.

ATTEST:

By:

Its Vice-President

Its Secretary

Ben A. Engel, Auctioneer

STATE OF ~~GEORGIA~~)

COUNTY OF ~~FULTON~~

I, the undersigned Notary Public in and for said County in said State, hereby certify that R. I. Curtis, whose name as Vice-President of Associates Financial Services Company of Alabama, Inc., 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, as such officer and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 25 day of September, 1984.

Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Ben A. Engel, whose name as auctioneer, 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 auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 11th day of September, 1984.

Rec. 5.00
Ind 1.00
6.00

Notary Public