

This instrument was prepared by:

Name: Harold H. Goings

Address: 2100-16th Avenue South
Birmingham, AL 35205

STATE OF ALABAMA)
COUNTY OF SHELBY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas
heretofore on to-wit, September 24, 1976, Robert G. Davis and wife, Lettie A.
Davis (subsequently assumed by Jerry W. Bice) executed a certain mortgage
on the property hereinafter described to First Southern Federal Savings &
(formerly known as Shelby County Savings & Loan Association of Mobile
Association) as recorded in Book 358,
Page 180 in the Probate Office of Shelby County, Alabama.

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 said city 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 high-
est bidder therefor; and

WHEREAS, default was made in the payment of the
indebtedness secured by said mortgage, and the said First Southern
Federal Savings & Loan Association of Mobile 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 Shelby County Reporter,
a newspaper published in Shelby County, Alabama, and of
general circulation in Shelby County, Alabama, in its
issues of September 13, September 20 and September ; and
27, 1984

WHEREAS, on October 9, 1984, 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 First Southern Federal Savings & Loan
Association of Mobile did offer for sale and sell at public
outcry in front of the Courthouse at Shelby County,
Alabama, the property hereinafter described; and

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WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said First Southern Federal Savings & Loan Association of Mobile; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First Southern Federal Savings & Loan Association of Mobile in the amount of Eighteen Thousand Seven Hundred Thirty-seven and 02/100 Dollars (\$ 18,737.02), which sum of money First Southern Federal Savings & Loan Association of Mobile offered to credit on the indebtedness secured by said mortgage, the said First Southern Federal Savings & Loan Association of Mobile by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for First Southern Federal Savings & Loan Association of Mobile and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Southern Federal Savings & Loan Association of Mobile the following described property situated in Shelby County, Alabama, to-wit:

Lots 1 and 2 in Block 83, according to Dunstan's Map and Survey of the Town of Calera, Alabama, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to First Southern Federal Savings & Loan Association of Mobile, 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, First Southern Federal Savings & Loan Association of Mobile has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 9th day of October, 1984.

1984 OCT -9 AM 11:16

Harold H. Goings
as Auctioneer and Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

Rec 500
Ind. 100
600

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact for First Southern Federal Savings & Loan Association of Mobile 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of October, 1984

Notary Public