

KNOW ALL MEN BY THESE PRESENTS, That whereas, heretofore on to wit: the 21st day of March, 1985, Marshall Pickard executed a mortgage on the property hereinafter described to Southern Capital Mortgage Company, Inc., which said mortgage is recorded in Mortgage Book 021, page 674, in the Office of the Judge of Probate of Shelby County, Alabama; and

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 highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Southern Capital Mortgage Company, Inc. 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, in its issues of May 23, 30 and June 6, 1985, and

WHEREAS, on June 13, 1985, 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 and properly conducted, and Southern Capital Mortgage Company, Inc. did offer for sale and sell at public outcry, in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property herein-after described; and

WHEREAS, J. Dan Taylor was the Auctioneer who conducted said sale for the said Southern Capital Mortgage Company, Inc., and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Fleet Finance, Inc. in the amount of \$65,938.69, which sum of money Fleet Finance, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Fleet Finance, Inc.

NOW THEREFORE, in consideration of the premises and of the credit in the amount of \$65,938.69 on the indebtedness secured by said mortgage, the said Southern Capital Mortgage Company, by and through J. Dan Taylor, as Auctioneer conducting said sale and as Attorney-in-Fact for Southern Capital Mortgage Company, and the said J. Dan Taylor as the Auctioneer conducting said sale, do hereby grant, bargain, convey unto the said Fleet Finance, Inc. the following described property situated in the County of Shelby, and State of Alabama, to wit:

Exhibit "A"
Parcel I

Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, thence north along the section line 382.94 feet then turn right 58 degrees, 52 minutes for 519.29 feet to the point of beginning; thence turn right 90 degrees 01 minutes for 311.1 feet then turn left 75

SMYER, WHITE, TAYLOR, PUTT & CAMPBELL

600 TITLE BUILDING
BIRMINGHAM, ALABAMA 35203

BOOK 032 PAGE 317

degrees for 358 feet, thence turn left 105 degrees for 347.58 feet, thence turn left 78 degrees 17 minutes 30 seconds for 276.57 feet, then turn left 11 degrees 43 minutes 30 seconds for 75 feet to the point of beginning.

Together with a non-exclusive 30 foot easement described as follows:

Egress to the property described hereinabove as Parcel I and Parcel II to be along a 30 foot wide strip lying east of the following described line. Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, then north along the Section line for 382.94 feet, then turn right 58 degrees 52 minutes for 519.29 feet thence turn right 90 degrees 01 minutes for 311.1 feet to the point of beginning of the Egress Strip line, continue along the same line for 488.9 feet to the north right of way of South Shades Crest Road. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fleet Finance, Inc.

IN WITNESS WHEREOF, Southern Capital Mortgage Company has caused this instrument to be executed by and through J. Dan Taylor, as Auctioneer conducting said sale, and as Attorney-in-Fact, and J. Dan Taylor as Auctioneer conducting said sale and as Attorney-in-Fact has hereunto set his hand and seal this the 13 day of June, 1985.

BY:

J. Dan Taylor
J. DAN TAYLOR

As Auctioneer and Attorney-in-Fact

J. Dan Taylor
J. DAN TAYLOR

As Auctioneer conducting said sale

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State hereby certify that J. Dan Taylor, whose name as Auctioneer and Attorney-in-Fact for Southern Capital Mortgage Company, 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 this 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 seal this the 13 day of June, 1985.

My Commission Expires:

7-89

Anna Van Hook
NOTARY PUBLIC

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County

Book 032 Page 317-A

in said State hereby certify that J. Dan Taylor, 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 this conveyance, he, in his capacity as said Auctioneer, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of June, 1985.

My Commission Expires:

NOTARY PUBLIC

BOOK 032 PAGE 318

STATE OF ARIZONA
I CERTIFY THIS
INSTRUMENT IS
Foreclosure
1985 JUN 27 PM 1:18

J. Thomas [Signature]
JUDGE OF SUPERIOR COURT

Rec. 750
JUL 1 1985
850