

MORTGAGE
FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on to-wit: the 9th day of March, 1984

Marshall Pickard, an unmarried man

mortgagors, executed a certain mortgage to Jeanette Tissier and Montez Tissier

which said mortgage is recorded in Volume 444, Record of Mortgages, at Page 850, in the Office of the Judge of Probate of Shelby County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Jeanette Tissier and Montez Tissier

did declare all of the indebtedness secured by the 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, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of September 26, October 3, and October 10, 1985, and;

WHEREAS, on October 17, 1985, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Jeanette Tissier and Montez Tissier did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described, and;

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Jeanette Tissier and Montez Tissier

in the amount of One Hundred Thousand and no/100 (\$100,000.00) Dollars, which sum was offered to be credited to the indebtedness secured

by said mortgage, and said property was thereupon sold to _____

Jeanette Tissier and Montez Tissier, and;

WHEREAS, Cheryl Wilkinson-Simonetti acted as auctioneer as provided in said mortgage and conducted the said sale, and;

WHEREAS, said mortgage expressly authorized the person conduction said sale to execute to the purchaser at said sale a deed to property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of _____

One Hundred Thousand and no/100 (\$100,000.00)----- Dollars

Marshall Pickard, an unmarried man, mortgagors

by and through the said Marshall Pickard, an unmarried man

do grant, bargain, sell and

convey unto the said Jeanette Tissier and Montez Tissier

_____, the following

described real property, situated in Shelby County, Alabama,

to wit:

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 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 easement for ingress and egress described as follows: Egress 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.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to taxes for the current year 1985.

Subject to the Statutory Right of Redemption on the part of those entitled to redeem under the laws of The State of Alabama.

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TO HAVE AND TO HOLD the above described property unto the said _____

Jeanette Tissier and Montez Tissier

its successors and assigns forever; 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, the said Marshall Pickard, an unmarried man

by Jeanette Tissier and Montez Tissier

by Cheryl Wilkinson-Simonetti, as auctioneer conducting

said sale, has caused these presents to be executed on this the 17th

day of October, 19 85.

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BY: Cheryl Wilkinson-Simonetti
AS AUCTIONEER

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Wilkinson-Simonetti, whose name as auctioneer for Jeanette Tissier and Montez Tissier

_____, is signed to the foregoing conveyance and who is known to me, acknowledge before me on this day, being informed of the contents of this conveyance he or she, in his or her capacity as such auctioneer executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this 17 day of October, 19 85.

Elizabeth A. Mathews
Notary Public

This document prepared by:
Cheryl Wilkinson-Simonetti
Attorney at Law
1800 South 12th Avenue
Birmingham, Alabama 35205
Telephone: 205-930-9888

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Foreclosure
1985 OCT 21 AM 10:10

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rec 750
100
Ind. 850