

This instrument prepared by:

Vernon N. Schmitt, Attorney at Law
P. O. Box 521
Leeds, AL 35094

STATE OF ALABAMA]

SHELBY COUNTY]

2

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: December 26, 1984, Jerry W. Burnham and Donna D. Burnham, Mortgagors, executed a certain mortgage to Carrie B. Salser, said mortgage being recorded in Book 012, Page 556, in the Probate Office of Shelby County, Alabama, and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Carrie B. Salser 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of March 13, 20, and 27, 1986; and

WHEREAS, on April 1, 1986, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Carrie B. Salser did offer for sale and sell at public outcry, in front of the Courthouse, Shelby County, Columbiana, 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 the said Carrie B. Salser, as Mortgagee, in the amount of Twenty-Six Thousand Four Hundred Fifteen Dollars (\$26,415.00), which sum was offered to be credited on the indebtedness secured by said mortgage and said property was thereupon sold to the said Carrie B. Salser; and

WHEREAS, Vernon N. Schmitt conducted the said sale on behalf of the said Carrie B. Salser; and

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

NOW, THEREFORE, in consideration of the premises and the credit of Twenty-Six Thousand Four Hundred Fifteen Dollars (\$26,415.00), Jerry W. Burnham and Donna D. Burnham, Mortgagors, do bargain sell and convey unto the said Carrie B. Salser the following described real property situated in Shelby County,

Schmitt & Cromer
Box 521
Leeds AL 35094

BOOK 066 PAGE 253

Alabama, to-wit:

The North $\frac{1}{4}$ of the following described parcel:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run northerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ 330.0 feet to a point, thence 90° 11' right and run easterly a distance of 517.23 feet to the point of beginning of parcel number five, thence continue along last described course 140.98 feet to a point, thence 90° 11' left and run northerly 515.94 feet to a point, thence 89° 20' left and run northerly 277.16 feet to a point, thence 90° left and run southerly 119.07 feet to a point, thence 98° 0' left and run east-northeasterly along the south bank of a wet weather branch 66.90 feet to a point, thence 63° 0' right and run southeasterly along the west bank of said branch 50.0 feet to a point, thence 14° 0' left and continue southeasterly along west bank of said branch 50.0 feet to a point, thence 14° 31' right and run southeasterly 35.0 feet to a point, thence 10° 0' right and run southeasterly 43.0 feet to a point on same west bank of same branch, thence 5° 0' left and run southeasterly along said west bank of said branch 30.0 feet to a point, thence 25° 0' right and continue along said west bank of said branch 40.0 feet to a point, thence 13° 0' right and continue along west bank of said branch in a southerly direction 60.0 feet to a point, thence 16° 0' right and continue southerly along said west bank of said branch 60.0 feet to a point, thence 9° 0' right and continue southerly along said west bank of said branch 30.0 feet to a point, thence 23° 30' left and continue southerly along said west bank of said branch 35.0 feet to a point, thence 23° 0' left and run southerly along said west bank of said branch 27.75 feet to the point of beginning, containing 2.01 acres and marked on the corners with iron pins as shown on the plat.

BOOK 066 PAGE 254

TO HAVE AND TO HOLD, the above described property unto the said Carrie B. Salser, her 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 Jerry W. Burnham and Donna D. Burnham, Mortgagors, by Vernon N. Schmitt, as auctioneer conducting said sale, caused these presents to be executed on this the 1st day of April 1986.

JERRY W. BURNHAM AND DONNA D. BURNHAM, Mortgagors

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 APR -1 AM 11:37

By: Vernon N. Schmitt
Vernon N. Schmitt, as Auctioneer

STATE OF ALABAMA]
SHELBY COUNTY]

1. Deed Tax	<u>\$foreclosure</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>600</u>

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vernon N. Schmitt, whose name as auctioneer for the said Carrie B. Salser 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 such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April 1986.

Donna D. Schmitt
Notary Public
My Commission Expires: 5-2-1987