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DEED OF FORECLOSURE

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit; on August 5, 1985 Lillie Bell Jackson and Mae Bell Jackson, executed a certain mortgage to United Companies Financial Corporation, which mortgage is recorded in Volume 036 Page 773 in the office of the Judge of Probate in Shelby County, Alabama, and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 notice of time, place and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale of 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said United Companies Financial Corporation did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the Shelby County Reporter a newspaper of general circulation published in Shelby County, Alabama, in its issue of April 10, 17, 24, 1986, and

WHEREAS, on May 5, 1986, 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 conducted and United Companies Financial Corporation, did offer for sale and sell at public outcry in front of the courthouse door in Columbiana, Shelby County, Alabama. the property hereinafter described; and

WHEREAS, Robert L. Austin, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said United Companies Financial Corporation and whereas the said United Companies Financial Corporation was the highest bidder and best bidder, in the

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Robert L. Austin
120 Summit Pkwy Suite 207
Birmingham AL 35209

amount of Fifteen Thousand Five Hundred and no/100 Dollars (\$15,500.00) on the indebtedness secured by said mortgage, the said United Companies Financial Corporation by and through Robert L. Austin, as auctioneer conducting said sale, does hereby grant, bargain, sell, convey unto United Companies Financial Corporation the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27 Township 19 Range 2 East along said 40 acres line a distance of 757.4 feet to an iron pipe, thence South 1° 45 minutes West 207.7 feet thence South, 69° 26 minutes West 75 feet to point of beginning of the lot herein conveyed; thence continue in the same direction 75 feet; thence North 1° 45 minutes East 75 feet thence North 69° 26 minutes East 75 feet; thence South 1° 45 minutes, West 75 feet to the point of beginning.

TO HAVE AND HOLD, the above described property unto United Companies Financial Corporation, and its assigns forever; subject however to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, United Companies Financial Corporation, have caused this instrument to be executed by and through Robert L. Austin, acting as auctioneer conducting the said sale and as Attorney-in-Fact, and Robert L. Austin, as auctioneer conducting said sale has hereto set his hand and seal on this the 5 day of May, 1986.

BY [Signature]
Auctioneer and Attorney-In-Fact
[Signature]
Auctioneer Conducting Said Sale

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Phyllis Monical, a Notary Public, in and for said County, in said State, hereby certify that Robert L. Austin, whose name as auctioneer and attorney-in-fact for United Companies Financial Corporation, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 5th day of May, 1986.

[Signature]
Notary Public
[Circular Notary Seal: PHYLIS MONICAL, Notary Public, State of Alabama, Commission Expires 12/31/87]

Robert L. Austin
Attorney for Mortgagee

United Companies Financial Corporation

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

1986 MAY -5 PM 12:38

Foreclosure
Thomas A. J. [Signature]
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>