

1925

This instrument prepared by:
GARY S. OLSHAN
Attorney At Law
1211 28th Street South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

STATE OF ALABAMA

JEFFERSON COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 14th day of
OCTOBER 1985, TONY BENTLEY AND DONNA BENTLEY, WIFE, executed a
certain mortgage on property hereinafter described to INVESTORS
TRUST, INC. which said mortgage was recorded in the Office of the
Judge of Probate of Shelby County, Alabama; in Real Volume 045
Page 165: and;

WHEREAS, in and by said mortgage, the Mortgagee was
authorized and empowered in case of default in the payment of the
indebtedness secured thereby, according to the terms thereof, to
sell said property before the Shelby County Court House door in
the city of Columbiana, Shelby County, Alabama, after giving
notice of time, place and terms of said sale in same newspaper
published in said County by publication once a week for three (3)
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 executed 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 in the
indebtedness secured by said mortgage, and the said INVESTORS
TRUST, INC. mortgagee 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 the

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Shelby County Reporter, a newspaper of general circulation in Shelby County and published in Shelby County, Alabama, in its issues of MAY 22, 29, and June 5th, 1986;

WHEREAS, on June 16, 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 INVESTORS TRUST, INC. as mortgagee, did offer for sale and sell at public outcry in front of the Shelby County Court House door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Gary S. Olshan was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said INVESTORS TRUST, INC.,

WHEREAS, INVESTORS TRUST, INC. was the highest bidder in the amount of TWENTY-FIVE THOUSAND THIRTY-EIGHT AND 92/100 (\$25,038.92) Dollars on the indebtedness secured by said mortgage, the said INVESTORS TRUST, INC. through Gary S. Olshan as auctioneer conducting the sale, and as attorney-in-fact for Mortgagee, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto INVESTORS TRUST, INC. the following described property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL

TO HAVE AND TO HOLD the above described property unto INVESTORS TRUST, INC. and its successors and 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 in the State of Alabama.

IN WITNESS WHEREOF, INVESTORS TRUST, INC. has caused this instrument to be executed by and through Gary S. Olshan as auctioneer conducting said sale and as attorney-in-fact for each of said parties has hereto set his hand and seal on this the 16th day of June 1986.

BY: DEON

Auctioneer & Attorney-in-fact

BY: DEON

Auctioneer & Attorney-in-fact

TONY BENTLEY AND WIFE

DONNA BENTLEY

(MORTGAGORS)

INVESTORS TRUST, INC.

(MORTGAGEE)

STATE OF ALABAMA

JEFFERSON COUNTY

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BOOK
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary S. Olshan, whose name as attorney-in-fact for Tony Bentley and wife Donna Bentley (Mortgagors), whose name as attorney-in-fact and agent for Investors Trust, Inc., (Mortgagee), and whose name as Auctioneer and person making said sale, 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 said conveyance, he, in his capacity as such attorney-in-fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN my hand, this the 16th day of June, 1986.

[Signature]
Notary Public in and for the
State of Alabama, at large

MY COMMISSION EXPIRES:



COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

File No. OC85-18542

Policy No.

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LEGAL DESCRIPTION

A part of the W 1/2 of the NW 1/4 of Section 36, Township 21, Range 1 West, described as follows: Begin at the point of intersection of the South line of the NW 1/4 of the NW 1/4 of Said Section with the West line of the public road leading from Columbiana to Shelby; and run thence in a NW direction along the West line of said road 186 feet to the South line of the extension of a narrow road, running East from the right of way of the Louisville & Nashville Railroad; thence SW along the South line of the extension of said narrow road approximately 243 feet to the East line of the right of way of the Louisville & Nashville Railroad Company; thence Southeast along the Eastern margin of the right of way of said Louisville & Nashville Railroad 641 feet to the North line of the Caughey Stone lot and cross fence; thence a little north of east along said cross fence or north line of said Stone lot 286 feet to the West line of said public road; thence Northwest along said road 450 feet to the point of beginning, and containing two acres, more or less. Situated in Shelby County, Alabama.

LESS AND EXCEPT that certain parcel of land intended to be conveyed to Ellis and Lallage Bentley as recorded in Deed Book 226, page 812; Deed Book 243, page 722; Deed Book 243, page 723; Deed Book 247, page 658, in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intention of grantor herein to convey to the grantee herein that certain property described in Deed Book 100, page 196 in the Office of the Judge of Probate of Shelby County, Alabama, LESS and EXCEPT the parcels conveyed to Ellis and Lallage Bentley.

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

1986 NOV 25 AM 9:51

Thomas C. [Signature]
JUDGE OF PROBATE

1. Deed Tax	<i>Foreclosure</i>
2. Mtg. Tax	
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>