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STATE OF ALABAMA

COUNTY OF SHELBY

XGP 133312 30 03 BIR

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that on February 1, 1982, Amos Donald Gilmore and Ann Gilmore executed and delivered to the Central State Bank, Calera, Alabama, a Mortgage on certain real property, recorded in Book 418 at Page 111-115 in the Office of the Judge of Probate, Shelby County, Alabama, to secure the payment of their promissory Note, dated February 1, 1982 in the amount of \$75,000.00 in favor of the said Central State Bank, Calera, Alabama.

WHEREAS, said Note and Mortgage were assigned by the Central State Bank to the U. S. SMALL BUSINESS ADMINISTRATION, an agency of the United States, by Assignment of Note and Security dated February 10, 1986, and recorded in Book 090 at Page 825-826 in the Office of the Judge of Probate of said County; and

WHEREAS, default was made, and the Mortgage is subject to foreclosure because of said default.

WHEREAS, in said Mortgage, the mortgagees or their assigns were authorized and empowered, in case of default, to sell the real property taken as security for said Note. Said Mortgage also provided that the mortgagees or their assigns, after having given notice of the time, place and terms of sale prior to said sale, are empowered and authorized to execute title to the purchaser of said real property at said sale.

WHEREAS, default having been made, the U. S. SMALL BUSINESS ADMINISTRATION did declare all of the indebtedness secured by said Mortgage due and payable and declared the real property taken as security on said promissory Note subject to foreclosure. As provided in the said Mortgage, the U. S. SMALL BUSINESS ADMINISTRATION gave due and proper notice of foreclosure

Carl Lowe

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of said Mortgage by publishing a Notice of Foreclosure Sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of December 11, December 18, December 25, 1986, and January 1, 1987.

WHEREAS, at or about 11:00 A.M., on Monday, January 5, 1987, the date on which the foreclosure sale was due to be held under the terms of said notice and during the legal hours of sale, foreclosure was duly and properly conducted, and the U. S. SMALL BUSINESS ADMINISTRATION, as Mortgagee, did offer for sale and did sell at public outcry before the Shelby County Courthouse Door, Columbiana, Alabama, the property hereinafter described.

WHEREAS, at the time and place designated by said notice, the U. S. SMALL BUSINESS ADMINISTRATION did offer said real property for sale at public outcry to the highest bidder, and the highest bidder was Earl Lowe at and for a high bid of \$12,000.00, whereupon the property was knocked down to said highest bidder.

NOW, THEREFORE, for and in consideration of the sum of TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00) credited to said indebtedness, the U. S. SMALL BUSINESS ADMINISTRATION does hereby grant, convey, sell, transfer and deliver unto Earl Lowe and his assigns, the following described real property, to-wit:

PARCEL 1:

One lot or parcel of land situated in the Town of Calera, Alabama, beginning at a point on the North side of Main Street 293 feet West from the center of the Louisville and Nashville original main line track and run Northwest parallel with the East line of the Arant lot to the Southern Railroad right of way; thence Northeasterly 43 feet; thence Southwesterly parallel with the East line of Arant lot to a point on Main Street; thence Westerly 38 feet 11 inches along Main Street to point of beginning.

PARCEL 2:

One lot or parcel of land situated in the Town of Calera, Alabama, beginning at a point on the North side of Main Street 293 feet West from the center of the Louisville and Nashville original main line track and run Northwest parallel with the West line of the C. W. Wade lot to the Southern Railroad; thence Southwest along said Southern Railroad 38 feet and 4 inches, more or less; thence Southeast to Main Street; thence Northeast 38 feet and 4 inches to the Southwest corner of Z. S. Cowart's lot; the point of beginning, being bounded on the North by Southern Railroad tract, on the West by W. H. Pilgreen's market and dwelling, on the South by Main Street and on the East by Z. S. Cowart's lot.

Also, one lot or parcel of land situated in the Town of Calera, Alabama, commencing at a point on the North side of Main Street 293 feet West from the Center of the Louisville and Nashville original main line track and run Northwest parallel with the East line of the Arant lot to the Northwest corner of the Cowart Building to the point of beginning; thence continue in the same direction to the Southern Railroad; thence in a Northeasterly direction along said Railroad 43 ft., more or less, to a point; thence Southerly to the Northeast corner of the Cowart Building; thence southwesterly along the North line of the Cowart Building 43 ft., more or less, to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Earl Lowe and his assigns forever. It is expressly stipulated and agreed, however, that this conveyance is made without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the real property described above. This conveyance is also made without representation, warranty or recourse, express or implied, as to unpaid taxes (ad valorem or otherwise - if any) and is made subject to the statutory right of redemption.

It is hereby agreed between and among the parties, and notice is hereby given, that the terms "SBA," "Small Business Administration," "Small Business Administration, an agency of the United States of America," and

"Administrator of the Small Business Administration, an agency of the Government of the United States of America" are the same and synonymous, and that the real party in interest is the Government of the United States of America.

IN WITNESS WHEREOF, U. S. SMALL BUSINESS ADMINISTRATION has caused this conveyance to be executed by B. W. House, Chief, Liquidation Division, Birmingham District Office, Birmingham, Alabama, pursuant to the authority contained in 47 Federal Register 2305, the contents of which publication are to be judicially noticed pursuant to 44 United States Code 1507.

THIS, the 6th day of January, 1987.

U. S. SMALL BUSINESS ADMINISTRATION

THIS INSTRUMENT PREPARED BY:
William Ashley Howell, III
District Counsel
U. S. Small Business Administration
2121 8th Avenue, North, Suite 200
Birmingham, Alabama 35203-2398

By

B. W. House
B. W. House, Chief
Liquidation Division
Birmingham District Office
Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that B. W. House, whose name as Chief, Liquidation Division, Birmingham District Office, U. S. Small Business Administration, 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 the conveyance, he, in his capacity as such Chief, Liquidation Division, Birmingham District Office, U. S. Small Business Administration, with full authority executed the same voluntarily for and as the act of U. S. Small Business Administration.

GIVEN UNDER MY HAND and seal this the 6th day of January, 1987.

My Commission Expires:



STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

1987 JAN -8 AM 9:37

Thomas A. [Signature]
JUDGE OF PROBATE

Notary Public

1. Deed Tax \$ 12.00
2. Mig. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 1.00

TOTAL 23.00

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