

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: September 14, 1982
Margaret L. Davis, a widow

executed a certain

mortgage on the property hereinafter described to Jim Walter Homes, Inc.
which said mortgage is recorded in Book 423, Page 729-30, in the Probate Office of Shelby
County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 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 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 therefor; and,

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

Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of Nov. 20; Nov. 27; December 4; and, December 11, 1986.

WHEREAS, on December 31, 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 and properly conducted, and Jim Walter Homes, Inc., did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for Jim Walter Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc., in the amount of Thirty-one thousand, five hundred, fifty-five and 33/100 Dollars, which sum of money Jim Walter Homes, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.,

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 31,555.33 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc., by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact for Jim Walter Homes, Inc., and the said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Jim Walter Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

one half acre of land in the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the NW Corner of said section 30, thence run east along the north section line a distance of 1601.9 feet to an iron pin on the westerly right-of-way of Old U.S. Highway 280 thence run south 7° East along said right-of-way a distance of 90.9 feet, thence turn right 97° and run westerly a distance of 265.0 feet to a point on the south side of a chert drive and the point of beginning, thence continue last course a distance of 150.0 feet, thence turn left 90° and run southerly 150.0 feet, thence turn left 90° and run easterly 150.0 feet, thence turn left 90° and run northerly 150.0 feet to the point of beginning. ALSO a right-of-way 30 feet wide for ingress, egress and utilities the centerline of which is described as follows: Commence at the NW Corner of section 30, Township 19 South, Range 2 East, Shelby County, Alabama, thence run east along the north section line a distance of 1601.9 feet to the westerly ROW of Old Hwy. 280, thence run South 7° East along said ROW a distance of 90.9 feet to the centerline of an existing chert drive and point of beginning of said centerline thence turn right 100° 14' and run westerly along said chert drive a distance of 265 feet, thence turn left 03° 14' and run westerly along said chert drive a distance of 105 feet to the end of said centerline.

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., 1500 No Dale Mabry Hiway, Tampa, Fl 33622, its heirs 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.

R.A. Norred
P.O. Box - 9187
Birmingham
35213

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IN WITNESS WHEREOF Jim Walter Homes, Inc., has caused this instrument
to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and
as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereto set his hand
and seal on this the 31st day of December 19 86

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

1987 JAN -8 AM 9:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec 5.00
Ind 1.00
6.00

BY

R.A. Norred

, as Auctioneer

and Attorney in Fact.

R.A. Norred

, as Auctioneer

conducting said sale.

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred

, whose name as Auctioneer and Attorney in Fact for Jim Walter Homes, Inc.,

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 said Auctioneer and Attorney in Fact, with full authority, executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31st day of Dec. 19 86

Notary Public

Commission Expires May 1, 1988

RETURN TO:

R. A. NORRED, Atty.
P. O. BOX 9187
BIRMINGHAM, AL 35213

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