

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore, on, to-wit: June 25, 1986, Ron E. Simpson and wife, Brenda Simpson, executed a certain mortgage on the property hereinafter described to Old Stone Credit Corporation of Ala., which said mortgage is recorded in Real Book 080, Page 298, in the Office of the Probate Judge 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 in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in the 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 execute title to the purchaser of 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 Old Stone Credit Corporation of Ala., 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, in its issues of May 27, 1987, June 3, 1987, and June 10, 1987;

WHEREAS, the 19th day of June, 1987, 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 Old Stone Credit Corporation of Ala., as mortgagee, did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Edward S. Zanaty was the auctioneer who conducted said sale for the said Old Stone Credit Corporation of Ala.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Old Stone Credit Corporation of Ala., in the amount of Fifteen Thousand One Hundred Nine and 90/100 Dollars (\$15,109.90), which sum of money Old Stone Credit Corporation of Ala. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Old Stone Credit Corporation of Ala.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifteen Thousand One Hundred Nine and 90/100 Dollars (\$15,109.90), on the indebtedness secured by said mortgage, the said Old Stone Credit Corporation of Ala. by and through Edward S. Zanaty as Auctioneer conducting said sale and

✓ Edward S. Zanaty

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as attorney in fact for Old Stone Credit Corporation of Ala., and the said Edward S. Zanaty as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Old Stone Credit Corporation of Ala. the following described property situated in Shelby County, Alabama, to-wit:

Lot 9, in Block 6, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp dated September 21, 1959 made by Frank W. Wheeler Registered Land Surveyor, Map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being part of the SE 1/4 of SE 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama; and recorded in Map Book 4, Page 8.

TO HAVE AND TO HOLD the above described property unto Old Stone Credit Corporation of Ala., its 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, Old Stone Credit Corporation of Ala., has caused this instrument to be executed by and through Edward S. Zanaty, as Auctioneer conducting said sale, and as attorney in fact, and Edward S. Zanaty, as Auctioneer conducting said sale has hereunto set his hand and seal on this 19 day of June, 1987.

OLD STONE CREDIT CORPORATION OF ALA.

By:

Edward S. Zanaty as Auctioneer and Attorney in Fact.

Edward S. Zanaty as Auctioneer conducting said sale.

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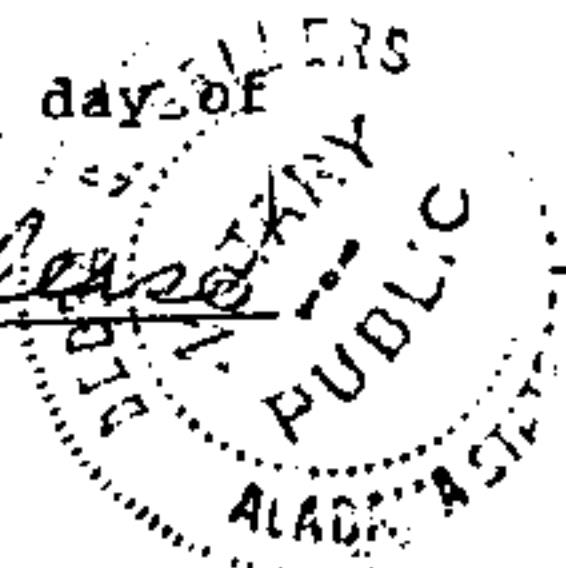
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Edward S. Zanaty whose name as Auctioneer and attorney in fact for Old Stone Credit Corporation of Ala. 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 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 this the 19th day of June, 1987.

NOTARY PUBLIC



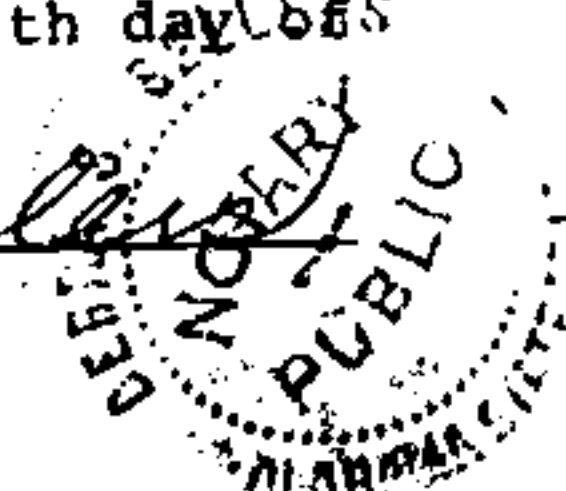
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State of Alabama, do hereby certify that Edward S. Zanaty whose name as Auctioneer 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 Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 1987.

Edward S. Zanaty
NOTARY PUBLIC

A circular notary seal for Edward S. Zanaty, Notary Public, State of Alabama. The seal is partially obscured by the signature and the text "NOTARY PUBLIC".

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

1987 JUN 19 PM 12:09

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ _____

2. Mtg. Tax _____

3. Recording Fee 7.50

4. Indexing Fee 1.00

TOTAL 8.50

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