

This instrument prepared by:

SEND TAX NOTICE TO:

GARY S. OLSHAN
Attorney At Law
1211 28th Street South
Birmingham, Alabama 35205

1026

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, 3rd day of May, 1986, ROBERT MCCLELLAN AND ANNETTE MCCLELLAN, Husband and 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 077 Page 67: 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 County Court House door in the City of Columbiana, Shelby County, Alabama after giving notice of time, place and terms of said sale in a 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 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 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 Shelby County Reporter, a newswspaper of general circulation in Shelby County and published in Shelby County, Alabama, in its issues of MAY 27, JUNE 3, and JUNE 10, 1987.

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WHEREAS, on June 22, 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 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, O.M.C., INC. was the highest bidder in the amount of SEVEN THOUSAND SEVENTY-SEVEN AND 97/100 (\$7,077.97) 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 O.M.C., INC. the following described property situated in Shelby County, Alabama, to-wit:

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Begin at the southwest corner of the SE 1/4 of SE 1/4, Sec. 28, Tp. 18, Range 2 East; thence north 490 feet to the starting point of the following described lot: thence east 210 feet; thence north 210 feet; thence west 210 feet; thence south 210 feet to the starting point, being a part of the SE 1/4 of the SE 1/4, Sec. 28, Tp. 18 Range 2 East, containing one acre, more or less.

TO HAVE AND TO HOLD the above described property unto O.M.C., 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 24th day of August, 1987.

BY: [Signature]
Auctioneer & Attorney-in-fact

BY: [Signature]
Auctioneer & Attorney-in-fact

ROBERT MCCLELLAN AND
ANNETTE MCCLELLAN, WIFE
(MORTGAGORS)

INVESTORS TRUST, INC.
(MORTGAGEE)

STATE OF ALABAMA
JEFFERSON COUNTY

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 Robert McClellan and Annette McClellan, husband and wife (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 7th day of August, 1987.

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

MY COMMISSION EXPIRES APRIL 10, 1991

MY COMMISSION EXPIRES:

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

1987 AUG 14 AM 10:40

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 7.50
2. Mtg. Tax 7.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 16.00