

THIS INSTRUMENT PREPARED BY:  
 ✓ HILL & WEATHINGTON  
 819 Parkway Drive, S.E.  
 Leeds, Alabama 35094

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Clayton Brasher and wife, Betty Brasher, did, on to-wit: December 14, 1983 execute a mortgage to Dayton H. Wilder and Lula A. Wilder, which mortgage is recorded in Volume 441, page 667, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Dayton H. Wilder and Lula A. Wilder did declare all of the indebtedness secured by said mortgage due and payable, and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of March 2, 9, and 16, 1988; and

WHEREAS, on March 30, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Dayton H. Wilder and Lula A. Wilder did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Dayton H. Wilder and Lula A. Wilder, in the amount of Ten Thousand Twenty Eight and 05/00 Dollars (\$10,028.05), which sum the said Dayton H. Wilder and Lula A. Wilder offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Dayton H. Wilder and Lula A. Wilder, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the mortgagee or Auctioneer or any person conducting said sale for the mortgagee to execute to the purchaser of the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of a credit of Ten Thousand Twenty Eight and 05/00 Dollars (\$10,028.05), on the indebtedness secured by said mortgage, the said Clayton Brasher and wife, Betty Brasher, acting by and through the said James E. Hill, Jr., as said auctioneer and the person conducting the said sale for the mortgagee or transferee of mortgagee, do hereby grant, bargain, sell and convey unto Dayton H. Wilder and Lula A. Wilder the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NW1/4 of the SE1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NW1/4 of the SE1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama and run in a westerly direction along the North line of said 1/4 1/4 section a distance of 52.73 feet to a point on the West right of way line of a county road; thence turn a deflection angle of 83 deg. 35' 20" to the left (angle measured to tangent) and run in a southerly to southwesterly direction along the West right of way line of said county road and along the arc of a curve to the right having a

central angle of 18 deg. 29' 10" and a radius of 213.23 feet a distance of 74.61 feet to the P.T. of said curve; thence continue along the projection of the tangent to the last described curve and along the West right of way line of said county road in a southwesterly direction a distance of 184.15 feet to a point on the North side of a 20 foot driveway; thence turn an interior angle of 113 deg. 21' 30" and run to the right in a westerly direction along the North line of said driveway a distance of 89.88 feet to a point; thence turn an interior angle of 199 deg. 39' 40" and run to the left in a southwesterly direction along the Northwest side of said 20 foot driveway a distance of 105.06 feet to a point; thence turn an interior angle of 119 deg. 41' 00" and run to the right in a northwesterly direction a distance of 400.27 feet to a point on the North line of said NW1/4 of the SE1/4 of Section 10, thence turn an interior angle of 42 deg. 11' 40" and run to the right in an easterly direction along the North line of said 1/4 1/4 section a distance of 583.82 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Dayton H. Wilder and Lula A. Wilder forever, subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Clayton Brasher and wife, Betty Brasher, have caused this instrument to be executed by James E. Hill, Jr., as auctioneer and the person conducting said sale for the mortgagee or transferee of mortgagee, and in witness whereof of the said James E. Hill, Jr. has executed this instrument in his capacity as such auctioneer on this the 30<sup>th</sup> day of March, 1988.

Clayton Brasher and wife,  
Betty Brasher,  
Mortgagors

By [Signature]  
As Auctioneer and the person  
conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James E. Hill, Jr., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 1988.

[Signature]  
Notary Public

88 MAR 30 PM 12:01

1. Deed Tax	\$ <u>Four Dollars</u>
2. Mtg. Tax	---
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>

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