

DEED OF FORECLOSURE

STATE OF ALABAMA

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on to-wit; May 8, 1987, Perry Lynn Bailey, unmarried, executed a certain mortgage to United Companies Financial Corporation which mortgage is recorded in Volume 131 at Page 07 in the office of the Judge of Probate of Shelby County, Alabama, said corrected mortgage being recorded in the aforesaid Probate Office in Book 158, page 636, and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the courthouse door in the City of Columbiana, Shelby County, Alabama, after notice of time, place and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale of 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 of the indebtedness secured by said mortgage, and the said United Companies Financial Corporation did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the Shelby County Reporter a newspaper of general circulation published in Shelby County, Alabama, in its issue of March 16, 23, 30, 1988; and

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Robert L. Austin  
120 Summit Pkwy  
Birmingham AL 35207

WHEREAS, on April 8, 1988, 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 United Companies Financial Corporation did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Robert L. Austin, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said United Companies Financial Corporation and whereas the said United Companies Financial Corporation was the highest bidder and best bidder, in the amount of Five Thousand One Hundred and no/100 Dollars (\$5,100.00) on the indebtedness secured by said mortgage, the said United Companies Financial Corporation by and through Robert L. Austin, as auctioneer conducting said sale, does hereby grant, bargain, sell, convey unto United Companies Financial Corporation the following described property situated in Shelby County, Alabama, to-wit:

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Tract #3, a tract of real property situated in the West 1/4 of the NW 1/4 of Section 18, Township 18 South, Range 1 East and more particularly described as follows: Commence at the NW corner of the above described West 1/4 of the NW 1/4 of said Section 18 and in an Easterly direction along the North line of said Section run a distance of 335.25 feet; thence turn an angle of 900 degrees 27' 38" to the right for a distance of 1319.64 feet to the South line of the NW 1/4 of NW 1/4 of the above described Section 18; thence turn an angle of 900 degrees 27' 38" to the right for a distance of 1319.64 feet to the Point of Beginning.

TO HAVE AND TO HOLD, the above described property unto United Financial Corporation and its 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, United Companies Financial corporation has caused this instrument to be executed by and through Robert L. Austin, acting as auctioneer conducting the said sale and as Attorney-in-Fact, and Robert L. Austin, as Auctioneer conducting said sale has hereto set his hand and seal on this the 8<sup>th</sup> day of April 1988.

BY [Signature]  
Auctioneer and Attorney-in-fact  
[Signature]  
Auctioneer Conducting said Sale

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Phyllis M. Mical, a Notary Public, in and for said County, in said State, hereby certify that Robert L. Austin, whose name as auctioneer and attorney-in-fact for United Companies Financial Corporation and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 8<sup>th</sup> day of April 1988.

[Signature]  
Notary Public

This instrument Prepared by  
Robert L. Austin  
Attorney at Law  
120 Summit Parkway, Suite 207  
Birmingham, Alabama 35209

88 APR -8 PM 12:39

1. Commission	
2. Notary	Foreclosure
3. Return	7.50
4. Indexing	1.00
TOTAL	8.50

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