

This Instrument Prepared By:
GARY S. OLSHAN
Attorney At Law
1215 28th Street South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

STATE OF ALABAMA

JEFFERSON COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, 9th day of
July, 1987, Robert G. Swafford and wife, Connie K. Swafford
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 Volume 140 Record of Mortgages, at Page 60 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 in front of the Shelby County Court House at 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. 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 of
general circulation in Shelby County and published in

Shelby County, Alabama, in its issues of December 2, 9, and 16, 1987.

WHEREAS, on December 28, 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 at 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 Thirteen Thousand Eight Hundred Sixty One and 61/100 (\$13,861.61) 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, do hereby grant, bargain, sell and convey unto O.M.C., Inc. the following described property situated in Shelby County, Alabama; to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property unto O.M.C., Inc. and their 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. 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 25 day of March, 1988.

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

Robert G. Swafford and
Connie K. Swafford
(MORTGAGORS)

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

Investors Trust, Inc.
(MORTGAGEE)

EXHIBIT "A"

DESCRIPTION: Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, T. 20 S., R. 4 W., Shelby County, Alabama; thence run westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 29.70 ft.; thence 90degrees 02' 30" left and run Southerly 174.08 ft. to the point of beginning of the tract of land herein described; thence 100'02'19" left and northeasterly 108.54 ft.; thence 10degrees 04'49" right and easterly 30.0 ft.; thence 91degrees 17'30" right and Southerly 70.00 ft.; thence 59degrees 39'55" right and southwesterly 128.41 ft. to a point on the East line of said Section 13; thence 59degrees 39'55" left and southerly along said section line 9.50 ft.; thence 88 degrees 42'30" right and westerly 10.17 ft.; thence 62degrees 50' right and northwesterly 124.54 ft.; thence 7degrees 11'54" right and northwesterly 18.40 ft.; thence 115degrees 51'47" right and 50.76 ft. to the point of beginning. Less any part of said land lying in the public road.

SHELBY 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 G. Swafford and wife, Connie K. Swafford (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 same bears date.

GIVEN my hand, this the 25th day of March, 1988.

Walter L. Brown
Notary Public in and for the
State of Alabama, at Large

MY COMMISSION EXPIRES: April 10, 1991

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

88 APR 22 AM 11:14

Thomas A. Swafford, Jr.
JUDGE OF PROBATE

Freddie

1. Deed Tax	\$ <u>14.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>25.00</u>