

The State of Alabama

County of Shelby**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, the 31st day of July, 19 86, Gary W. Bailey, an unmarried person executed a certain mortgage on the property hereinafter described to EQUISOUTH FINANCIAL SERVICES, INC. as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Volume 084, Page 740, assigned to Fleet Finance, Inc. in Volume 084, Page 744

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 before 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 said city by publication once a week for three 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 of the indebtedness secured by said mortgage, and the said Fleet Finance, 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 11, May 18, May 25, 1988; and

WHEREAS, on June 3rd, 1988, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Fleet Finance, Inc. did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Frances Campbell was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Fleet Finance, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Fleet Finance, Inc. in the amount of Eleven Thousand, Four Dollars and 39/100 Dollars (\$ 11,004.39**), which sum of money

Fleet Finance, Inc. offered to credit on the indebtedness secured by said mortgage, the said Fleet Finance, Inc. by and through Frances Campbell as Auctioneer conducting said sale and as Attorney-in-Fact for Fleet Finance, Inc. and the said Frances Campbell as Auctioneer conducting

Stewart & Casper
2700 Hwy 280 So. 2nd floor
Birmingham 35299

sale does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Fleet Finance, Inc.
the following described property situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the above described NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 335.25 feet; thence 89 degrees 32'22" left for 791.79 feet to the point of beginning; thence continue along the last named course for 263.93 feet; thence turn 89 degrees 32'32" right for 335.25 feet; thence 90 degrees 27'38" right for 263.93 feet; thence 89 degrees 32'32" right for 335.25 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Fleet Finance, Inc. 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, Fleet Finance, Inc. has caused this instrument to be executed by and through Frances Campbell as Auctioneer conducting said sale, and as Attorney-in-Fact, and Frances Campbell as Auctioneer conducting said sale has hereto set his hand and seal on this the 3rd day of June, 19 88.

Gary W. Bailey

By: Frances Campbell
Attorney-in-Fact

Fleet Finance, Inc.

By: Frances Campbell
The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact.

Frances Campbell
As the Auctioneer and person making said sale.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -3 PM 3:59

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

The State of Alabama

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that

Frances Campbell, whose name as Attorney-in-Fact for Gary W. Bailey

whose name as Attorney-in-Fact and agent for Fleet Finance, Inc. 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 under my hand, this the 3rd day of June, 1988.

Marathy Cole
Notary Public in and for the State of Alabama, at large

This instrument was prepared by:

S. Kent Stewart
Stewart and Associates, P.C.
2700 Highway 280 South, Second Floor
Birmingham, Alabama 35223

My commission
expires: 7/16/90

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