

This Instrument Prepared By: SEND TAX NOTICE TO:
GARY S. OLSHAN
Attorney At Law
1215 28Th Street South
Birmingham, Alabama 35205

STATE OF ALABAMA

JEFFERSON COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, 25th day of
May, 1988, Riverchase Builders, Inc. executed a certain
mortgage on property hereinafter described to Michael E.

Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors
which said mortgage was recorded in the Office of the Judge of
Probate of Shelby County, Alabama in Volume 195 Record of
Mortgages, at Page 745 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 main entrance of the 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
Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood
Floors 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

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in Shelby County and published in Shelby County, Alabama, in its issues of August 17, 24, and 31, 1988.

WHEREAS, on September 12, 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 Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors as mortgagee, did offer for sale and sell at public outcry in front of the main entrance of the 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 Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors.

WHEREAS, Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors were the highest bidders in the amount of Five Thousand Two Hundred Fifty and 92/100 (\$5,250.92) Dollars on the indebtedness secured by said mortgage, the said Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors 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 Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors the following described property situated in Shelby County, Alabama; to wit: Lot 1521, 8th addition to Riverchase Country Club as recorded in Shelby County map, Book 10, page 52

TO HAVE AND TO HOLD the above described property unto Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors 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, Michael E. Wheless and Gary W. Wheless; D.B.A. Crafted Hardwood Floors 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 12 day of

Sept 1988.

By: SAO
Auctioneer &
Attorney-in-fact

Riverchase Builders, Inc.
(MORTGAGOR)

By: SAO
Auctioneer &
Attorney-in-fact

Michael E. Wheless and
Gary W. Wheless; D.B.A.
Crafted Hardwood Floors
(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 Riverchase Builders, Inc. (mortgagor),
whose name as attorney-in-fact and agent for Michael E. Wheless
and Gary W. Wheless; D.B.A. Crafted Hardwood Floors
(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 12th day of

Sept, 1988.

James R. Brown
Notary Public in and for the
State of Alabama, at Large

MY COMMISSION EXPIRES: April 10, 1991

STATE OF ALA. SHLBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 28 PM 12:16

James R. Brown, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>