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DEED OF FORECLOSURE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on to-wit; March 2, 1988, Nina Goodwin Adams an unmarried woman and Linda Goodwin Spradlin an unmarried woman, executed a certain mortgage to United Companies Financial Corporation which mortgage is recorded in Volume 174 at Page 65, in Office of the Judge of Probate of Shelby County, Alabama, said mortgage being assigned to United Companies Life Insurance Company by instrument recorded in Volume 227, page 690 in the aforementioned probate office, said mortgage being reassigned to United Companies Financial Corporation by instrument recorded in Volume 233, page 590 in the aforementioned probate office; 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

Robert L. Austin
120 Summit Pkwy, Suite 207
B'ham, AL
35209

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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 April 19, 26, and May 3, 1989; and,

WHEREAS, on May 12, 1989, 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,

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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 Twenty Three Thousand Two Hundred Fifteen and 15/100 Dollars (\$23,215.15) 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:

Begin at the NE corner of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence run westerly along the north line of said section a distance of 1,334.32 feet to the northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 36; thence turn an angle of 93 deg. 09' 30" to the left and run southerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 210.0 feet to a point; thence turn an angle of 86 deg. 51' 20" to the left and run easterly a distance of 1,339.20 feet to a point on the east line of section 36; thence turn an angle of 94 deg. 28' 40" to the left and run northerly a distance of 210.0 feet to the point of beginning, containing 6.43 acres, according to survey of Joseph E. Conn, Jr., registered land surveyor, dated May 26, 1984 subject to right of way for Shelby County highway No. 55, and subject to any other easements or restrictions or records.

TO HAVE AND TO HOLD, the above described property unto United Companies 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 12th day May 1989.

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

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Phyllis Monical, 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 12th day of May 1989.

[Signature]
Notary Public

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

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

89 MAY 12 PM 1:44

[Signature]
JUDGE OF PROBATE

1. Bond Tax \$ NO TAX COLLECTED
2. Mig Tax
3. Recording Fee 7.50
4. Indexing Fee 3.00
TOTAL 10.50