THIS INSTRUMENT PREPARED BY: Dewayne N. Morris, Attorney at Law
1707 City Federal Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, to-wit: January 24, 1985, John Alvin Lee, a single man, executed a certain mortgage on the property hereinafter described to Home Finance Company, Inc., which said mortgage is recorded in Real 017 Page 899, in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage having been transferred and assigned to C & S Ventures, Inc. by instrument recorded in Real Book 026, Page 880, in the Probate Office of Shelby County, Alabama; and

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 in front of the entrance of the Courthouse 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 Shelby County, Alabama, 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 the 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said C & S Ventures, 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, in its issues of April 19, 26, May 3, 1989; and

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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 and properly conducted, and C & S Ventures, Inc., as mortgagees, did offer for sale and sell at public outcry in front of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Dewayne N. Morris was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said C & S Ventures, Inc; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of C & S Ventures, Inc. in the amount of THIRTEEN THOUSAND THIRTY-FIVE & 50/100 ($13,035.50) DOLLARS, which sum of money C & S Ventures, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to C & S Ventures, Inc.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of THIRTEEN THOUSAND THIRTY-FIVE & 50/100 ($13,035.50) DOLLARS on the indebtedness secured by said mortgage, the said C & S Ventures, Inc., by and through Dewayne N. Morris, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said C & S Ventures, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Southeast Corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19, Range 1 West, in Shelby County and run North along the said forty line 210 feet for a point of beginning; thence run West and parallel with the said 40 line 408 feet to the right-of-way of the Dunnavant County Highway; thence run in a Northeasterly direction along said Highway right-of-way 581 feet to a point; thence run East and parallel with the North line of said forty 17 feet to the East line of said forty; thence South along said forty line 448 feet to the point of beginning. Less and except any part lying within the right-of-way of Dunnavant County Highway.

TO HAVE AND TO HOLD the above described property unto C & S Ventures, Inc., its successors and assigns forever; 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, C & S Ventures, Inc. has caused this instrument to be executed by and through Dewayne N. Morris, as Auctioneer conducting said sale, and as Attorney in Fact, and Dewayne N. Morris, as Auctioneer conducting said sale has heretofore set his hand and seal on this the 17th day of May, 1989.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAY 22 PM 12:00
JUDGE OF PROBATE

C & S VENTURES, INC.

By Dewayne N Morris
As Auctioneer and Attorney in Fact

Dewayne N Morris
As Auctioneer Conducting Said Sale

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Dewayne N. Morris, whose name as Auctioneer and Attorney in Fact for C & S Ventures, Inc. 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 the conveyance, he, in his capacity as Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of May, 1989.

Notary Public

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Dewayne N. Morris, whose name as Auctioneer 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 the conveyance, he, in his capacity as Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of May, 1989.

Notary Public

1. Deed Tax $ _____
2. Mtg. Tax NO TAX COLLECTED
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 8.00