

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

WHEREAS Robin L. Huguley, did on 4th day of October, 1985, execute a mortgage on the hereinafter described lands to Colonial Mortgage Company which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 0044, at Page 489; and

WHEREAS, in and by the terms of said mortgage, the mortgagee Colonial Mortgage Company, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the front entrance of the Shelby County Courthouse, in the City of Columbia, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: February 7th, February 14th and February 21st, 1990, in The Shelby County Reporter a newspaper, then and now published in the County of Shelby, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Harold H. Goings, as attorney-in-fact for the mortgagors and as attorney-in-fact for said Colonial Mortgage Company, and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on March 8th, 1990, and at said sale Colonial Mortgage Company was the highest bidder for the said property at and for the sum of \$ 44,500.00, and said property was sold to the said Colonial Mortgage Company at and for the sum aforesaid.

NOW THEREFORE, the premises considered, I, the said Robin L. Huguley by and through our attorney-in-fact, Harold H. Goings, duly authorized as aforesaid, and Harold H. Goings, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of \$ 44,500.00, to us in hand paid by the said Colonial Mortgage Company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Colonial Mortgage Company the following described real estate lying and being situated in the County of Shelby State of Alabama, viz:

From the NE corner of the SE 1/4 of the SE 1/4 Section 4, Township 20 South, Range 1 West, run West along the North Boundary of said 1/4-1/4 a distance of 516.00 feet; thence, left 114 degrees 25 minutes a distance of 50.00 feet; thence, right 114 degrees 25 minutes a distance of 38.19 feet to the point of beginning; thence, continue a distance of 171.81 feet; thence, left 114 degrees 25 minutes a distance of 160.00 feet; thence, left 65 degrees 35 minutes a distance of 171.81 feet; thence left 114 degrees 25 minutes a distance of 160.00 feet to the point of beginning. According to the survey of Evander E. Peavy, Registered Land Surveyor, #6169 dated May 4, 1985, Situated in Shelby County, Alabama.

Spain Gillon,
2117 1/2 2nd Ave. N.
Birmingham, Al.

TO HAVE AND TO HOLD unto the said Colonial Mortgage Company,
FOREVER.

IN WITNESS WHEREOF, we, Robin L. Huguley and Colonial
Mortgage Compnay by and through our attorney-in-fact, Harold H.
Goings, and the said Harold H. Goings, as auctioneer and person
making the sale, have hereunto set our hands and seals this 8th
day of March, 1990.

ROBIN L. HUGULEY (L.S.)

BY: [Signature]
Attorney-in-Fact

COLONIAL MORTGAGE COMPANY (L.S.)

BY: [Signature]
Attorney-in-Fact

[Signature]
Auctioneer And Person Making
The Said Sale

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THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, hereby certify that Harold H.
Goings, whose name as Attorney-in-Fact for Robin L. Huguley, and
whose name as Attorney-in-Fact for Colonial Mortgage Company, and
whose name as auctioneer and person making the said sale, is
signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this date, that being informed of the
contents of this conveyance, that he, in his capacity as such
attorney-in-fact for said parties, and with full authority, exe-
cuted the same voluntarily for and as their act, and that he, in
his capacity as such attorney-in-fact, auctioneer and person
making the said sale, being informed of the contents of this con-
veyance and with full authority, executed the same voluntarily on
the day the same bears date.

Given under my hand and seal this the 8th day of March,
1990.

S E A L

[Signature]
Notary Public
My Commission Expires 9-11-92

PREPARED BY:
ROBERT B. CRUMPTON, JR.
WEBB, CRUMPTON, MCGREGOR, SASSER, DAVIS & ALLEY
P O BOX 238
MONTGOMERY, ALABAMA 36101-0238

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR -8 PM 1:32

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	5.00
3. Recording Fee	\$	2.00
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	
Total	\$	10.00