

THIS INSTRUMENT PREPARED BY:

637
DAVID TANNER, Attorney
7211 1st Avenue North
Birmingham, AL 35206

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore on, to-wit: the 14th day of March, 1986, Keith E. Barnes and Melanie J. Barnes executed a certain mortgage to TRANSAMERICA FINANCIAL SERVICES, INC., which said mortgage is recorded in Volume 64, Record of Mortgages, at page 716, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said TRANSAMERICA FINANCIAL SERVICES, INC. did declare said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 14, February 21 and February 28, 1990; and

WHEREAS, on March 9, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said TRANSAMERICA FINANCIAL SERVICES, INC. did offer for sale at public outcry in front of the Shelby County Courthouse at Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of TRANSAMERICA FINANCIAL SERVICES, INC. in the amount of \$ 25,000.00 which sum was paid on the indebtedness secured by said mortgage, and said property was thereupon sold to TRANSAMERICA FINANCIAL SERVICES, INC.; and

WHEREAS, David Tanner, Attorney, acted as auctioneer as provided in said mortgage and conducted said sale; and

WHEREAS, said mortgage expressly authorizes the person conducting said sale to execute to the purchaser at said sale a deed to property so purchased,

NOW THEREFORE, in consideration of the premises and the credit of \$ 25,000.00, Keith E. Barnes and Melanie J. Barnes, by and through the said David Tanner, Attorney, do grant, bargain, sell and convey unto TRANSAMERICA FINANCIAL SERVICES, INC., the following described real property, situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99°33'21", 854.77 feet to the south right of way of Highway #41 for a point of beginning. Thence, right 59°27'51" 200 feet; thence right 90°11'07", 201.17 feet; thence right 83°48'53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE¼ of SW¼, Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT: From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along Section line 3,960.25 feet; thence right 99°33'21", 864.77 feet to the South right of way of Highway #41 for a point of beginning. Thence right 59°27'51", 80 feet; thence right 90°, 188.6 feet; thence right 96°11'07", 80.47 feet; thence right 83°48'53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE¼ of the SW¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property unto the said TRANSAMERICA FINANCIAL SERVICES, INC., its successors and assigns, forever.

IN WITNESS WHEREOF, the said Keith E. Barnes and Melanie J. Barnes, by and through TRANSAMERICA FINANCIAL SERVICES, INC., by David Tanner, whose name appears as auctioneer conducting sale have caused these presents to be executed on this the 9th day of March, 1990.

KEITH E. BARNES, MORTGAGOR

TRANSAMERICA FINANCIAL SERVICES, INC.

BY:

DAVID TANNER
Auctioneer and Attorney-in-Fact

BY:

DAVID TANNER
Auctioneer and Attorney-in-Fact

MELANIE J. BARNES, MORTGAGOR

BY:

DAVID TANNER
Auctioneer and Attorney-in-Fact

DAVID TANNER
Auctioneer Conducting Said Sale

STATE OF ALABAMA)
SHELBY COUNTY)

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAR -9 PM 2:48

JUDGE OF PROBATE

1. Deed Tax	-----	\$	-----
2. Mtg Tax	-----	\$	-----
3. Recording Fee	-----	\$	5.00
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	7.00
6. Certified Fee	-----	\$	1.00
Total	-----	\$	10.00

NO TAX COLLECTED

I, the undersigned, a Notary Public in and for said County and State, hereby certify that David Tanner, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of Keith E. Barnes and Melanie J. Barnes, and also who signed the name of TRANSAMERICA FINANCIAL SERVICES, INC., 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 day the same bears date as the action of himself as Auctioneer and the person conducting the sale for TRANSAMERICA FINANCIAL SERVICES, INC. and as the action of Keith E. Barnes and Melanie J. Barnes, Mortgagors in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of March, 1990.

NOTARY PUBLIC

NOTARY PUBLIC SEPTEMBER 8, 1992