

DEED OF FORECLOSURE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on to-wit; on April 30, 1986, Ricky E. Shephard, an unmarried man, executed a certain mortgage to United Companies Financial Corporation which mortgage is recorded in Volume 070 at Page 576 in Office of the Judge of Probate of Shelby County, Alabama; 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 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 11, 18, 25, 1990; and,

Robert L. Austin
Summit Pkwy. Suite 100

Foreclosure Deed
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WHEREAS, on May 7, 1990, 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,

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 Five Thousand Six Hundred Fifty Five and 81/100 Dollars (\$5,655.81) 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:

Lot #54 in the Montevallo Coal and Transportation Company's Subdivision of the West half of the Southwest Quarter, Section 19, Township 22, South, Range 3 West, known as the Town of Aldrich as shown of the plat filed in the Office of the Probate Judge of said Shelby County, Alabama.

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 7th day
May 1990.

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

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 7th day of May 1990.

[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

90 MAY -7 PM 12:09

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	1.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.50