

The State of Alabama

County of Jefferson

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, the 24th day of January, 19 86, Sandra Lee Templin, a divorced woman executed a certain mortgage on the property hereinafter described to Home Equity Centers, Inc. as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Book 059, Record of Mortgages, at Page 521, said mortgage being transferred and assigned to Fleet Finance, Inc. by instrument recorded in Book 70, Page 746 in the aforesaid Probate Office

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 before the Courthouse door 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 said city by publication once a week for three 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 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 Fleet Finance, 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, and of general circulation in Shelby County, Alabama, in its issues of May 23, May 30, June 6, 1990; and

WHEREAS, on June 20, 1990, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Fleet Finance, Inc. did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Frances Campbell was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Fleet Finance, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Fleet Finance, Inc. in the amount of Eleven Thousand, Seven Hundred Two and 42/100 Dollars (\$ 11,702.42), which sum of money Fleet Finance, Inc. offered to credit on the indebtedness secured by said mortgage, the said Fleet Finance, Inc. by and through Frances Campbell as Auctioneer conducting said sale and as Attorney-in-Fact for Fleet Finance, Inc. and the said Frances Campbell as Auctioneer conducting

*APR 17 1990*

sale does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Fleet Finance, Inc.  
the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 1, Lake Lane First Sector, as recorded in Map Book 5, Page 110,  
in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property to Fleet Finance, Inc.  
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, Fleet Finance, Inc. has caused  
this instrument to be executed by and through Frances Campbell as Auctioneer  
conducting said sale, and as Attorney-in-Fact, and Frances Campbell as Auctioneer  
conducting said sale has hereto set his hand and seal on this the 20th day of June, 1990.

NO TAX COLLECTED  
1. Deed Tax ----- \$  
2. Mortgage Tax ----- \$  
3. Int. on Mortgage ----- \$  
4. Int. on Mortgage ----- \$  
5. Int. on Mortgage ----- \$  
6. Continued Fee ----- \$  
Total ----- \$

Sandra Lee Templin  
By: [Signature]  
Attorney-in-Fact

Fleet Finance, Inc.  
By: [Signature]  
The person acting as Auctioneer and conducting the sale  
as its Attorney-in-Fact.  
[Signature]  
As the Auctioneer and person making said sale.

The State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that

Frances Campbell, whose name as Attorney-in-Fact for Sandra Lee Templin

whose name as Attorney-in-Fact and agent for Fleet Finance, Inc.  
and whose name as Auctioneer and person making said sale, 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 said conveyance, he, in his capacity as such  
attorney-in-fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 20th day of June, 1990.

[Signature]  
Notary Public in and for the State of Alabama, at large

This instrument was prepared by:

S. Kent Stewart  
Stewart and Associates, P.C.  
2700 Highway 280 South, Second Floor  
Birmingham, Alabama 35223

MY COMMISSION EXPIRES: 10/14/90  
ALABAMA STATE AT LARGE

BOOK 296 PAGE 928

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

90 JUN 20 PM 2:43

JUDGE OF PROBATE