

469

The State of Alabama

County of Shelby

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, the 25th day of August, 1988, John Bailey, a married man executed a certain mortgage on the property hereinafter described to Fleet Finance, Inc. as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 211,  
Record of Mortgages 341

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 August 29, September 5 and September 12, 1990; and

WHEREAS, on September 24, 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, Forty Two Dollars & 20/100 Dollars (\$ 11,042.20), 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

*Stewart, Associate*

BOOK 311 PAGE 180

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:

A PORTION OF THE NW $\frac{1}{4}$  - NW $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED NW $\frac{1}{4}$  OF NW $\frac{1}{4}$  AND IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  RUN A DISTANCE OF 335.25 FEET; THENCE 89 DEG. 32' 22" LEFT FOR 791.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE FOR 263.93 FEET; THENCE TURN 89 DEG. 32' 22" RIGHT FOR 335.25 FEET; THENCE 90 DEG. 27' 38" RIGHT FOR 263.93 FEET THENCE 89 DEG. 32' 22" RIGHT FOR 333.25 FEET TO THE POINT OF BEGINNING.

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 24th day of September, 19 90.

NO TAX COLLECTED  
1. 3.00  
2. 3.00  
3. 3.00  
4. 3.00  
5. 3.00  
6. 3.00  
Total 18.00

John Bailey, a married man

By:

Frances Campbell  
Attorney-in-Fact

Fleet Finance, Inc.

By:

Frances Campbell

The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact.

As the

Frances Campbell  
Auctioneer and person making said sale.

The State of Alabama

County of Jefferson

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 John Bailey, a married man

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 24th day of September, 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: 10/24/90  
ALABAMA STATE AT LARGE

BOOK 311 PAGE 181