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THIS INSTRUMENT PREPARED BY:
DOUGLAS McELVY, McELVY & FORD, P.C.
P. O. Box 517
Centreville, AL 35042

SOURCE OF TITLE: Mortgage Book 060, Page 682

STATE OF ALABAMA,)
: FORECLOSURE DEED
SHELBY COUNTY.)

WHEREAS, JAMES C. PEARSON, an unmarried man, and VICKEY L. CURRIER, an unmarried woman, did on the 7th day of February, 1986, execute a mortgage to The Peoples Bank of Alabama, hereinafter referred to as "PEOPLES BANK" on the hereinafter described lands, which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 060, at Page 682, and

WHEREAS, in and by the terms of said mortgage, the mortgagee, PEOPLES BANK, and assigns, or any person conducting said sale for the 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 in front of the Courthouse door at the Shelby County, Alabama, Columbiana, 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: June 26, 1991, July 3, 1991, and July 10, 1991, in the THE SHELBY COUNTY REPORTER, a newspaper then and now published in Shelby County, Alabama; and,

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by DOUGLAS McELVY, as attorney-in-fact for the mortgagor and as attorney-in-fact for said PEOPLES BANK, and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on July 16, 1991, and at said sale PEOPLES BANK was the highest bidder for the said property at and for the sum of Ten Thousand, One-Hundred Ninety-Eight and 74/100 Dollars (\$10,198.74), DOLLARS, and said property was sold to the said PEOPLES BANK at and for the sum aforesaid.

NOW, THEREFORE, the premises considered, We, the said JAMES C. PEARSON, and VICKEY L. CURRIER, an unmarried man and unmarried woman, by and through our attorney-in-fact, DOUGLAS McELVY, duly authorized as aforesaid, and DOUGLAS McELVY, 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 Ten Thousand, One-Hundred Ninety-Eight and 74/100 (\$10,198.74) DOLLARS to me in hand paid by the said PEOPLES BANK, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said PEOPLES BANK, the following described real estate lying and being situated in the County of SHELBY, State of Alabama, to-wit:

BOOK 353 PAGE 790

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 21 S., Range 1 E, Shelby County, Alabama more particular described as follows:

As a point of beginning, start at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence run N89°28'W and along the north boundary of said forty for a distance of 73.06 feet to a point; thence run S0°39' E for a distance of 551.07 feet to a point on the north right of way margin of the Lower Kingdom Road a 60 foot right of way; thence run S86°14'E and along the curving north margin of said road for a chord distance of 103.70 feet to a point; thence run N86°50'E and along the north margin of said road for a distance of 130.08 feet to a point; thence run N77°51'E and along the curving north margin of said road for a chord distance of 138.80 feet to a point; thence run N68°52'E and along the north margin of said road for a distance of 105.01 feet to a point; thence run N 0°39'W for a distance of 470.29 feet to a point on the north boundary of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run N89°28'W and along the north boundary of said forty for a distance of 394.77 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said PEOPLES BANK its successors and assigns, FOREVER.

IN WITNESS WHEREOF, We, JAMES C. PEARSON, and unmarried man, and VICKEY L. CURRIER, an unmarried woman, by and through our attorney-in-fact, DOUGLAS McELVY, and the said DOUGLAS McELVY as auctioneer and person making the sale, have hereunto set my hand and seal on this the 16t day of July, 1991.

JAMES C. PEARSON

By: *DM*
Attorney-In-Fact

VICKEY L. CURRIER

By: *DM*
Attorney-In-Fact

DM
DOUGLAS McELVY, AUCTIONEER
PERSON MAKING THE SAID SALE

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

91 JUL 16 PM 12:49

JUDGE OF PROBATE

STATE OF ALABAMA,)
SHELBY COUNTY.)

I, the undersigned authority, hereby certify that DOUGLAS McELVY whose name as attorney-in-fact for JAMES C. PEARSON, an unmarried man, and VICKEY L. CURRIER, an unmarried woman, 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 day that being informed of the contents of this conveyance he, in his capacity as such attorney-in-fact for said party, and with full for and as his 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 conveyance and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th July, 1991.

1. Notary Fee
2. Misc. Fee
3. Recording Fee
4. Lending Fee
5. Notary Fee
6. Commission Fee
Total

10.00

Don N. Ottaway
NOTARY PUBLIC
My Commission Expires: 6/30/92