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THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW  
POST OFFICE BOX 822  
COLUMBIANA, ALABAMA 35051  
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STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about July 8, 1983, James S. Farmer and wife, Dianna M. Farmer, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to Harold D. Griffin, or Mickey M. Griffin, as Mortgagee, which said mortgage was recorded on July 8, 1983, in Mortgage Book 433, Page 532, in the Office of the Judge Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage or words to that effect), which said mortgage and the indebtedness secured thereby are and were as of the date upon which this foreclosure proceeding was instituted, and are and were as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and

WHEREAS, in and by said mortgages said 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 real estate in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and such default continuing, even though said Mortgagee gave prior written notice to said Mortgagors that such default would result in acceleration of said note and foreclosure of said mortgages; and,

WHEREAS, said Mortgagee did give due and proper notice of the foreclosure of said mortgages against all of the real property conveyed thereby, as is hereinafter described, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 11, 18, and 25, 1992, and;

WHEREAS, on April 2, 1992, at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgages, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a first mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Harold D. Griffin and Mickey M. Griffin; and

WHEREAS, the last, highest and best bid for said real estate described in said mortgages was the bid of Harold D. Griffin and Mickey M. Griffin in the amount of Eighty-Five Thousand, One Hundred Fifty-Eight and 63/100 Dollars, (\$85,158.63) which sum of money Harold D. Griffin and Mickey M. Griffin offered as a credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to Harold D. Griffin and Mickey M. Griffin.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Eighty-Five Thousand, One Hundred Fifty-Eight and 63/100 Dollars (\$85,158.63) toward a portion of the indebtedness secured by said mortgages, the said Harold D. Griffin and Mickey M. Griffin, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for Harold Griffin and Mickey M. Griffin, James S. Farmer, and Dianna M. Farmer, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Harold D. Griffin and Mickey M. Griffin, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

04/02/92 12:43:00 PM  
SHELBY COUNTY PROBATE  
002 NCB 10.00

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Mike A

Commence at the Northeast corner of the NW 1/4 of the NW 1/4, Section 27, Township 19 South, Range 1 East; thence run South along the East line of said 1/4-1/4 Section a distance of 315.38 feet; thence turn an angle of 85 degrees 33 minutes 45 seconds to the right and run a distance of 99.41 feet; thence turn an angle of 87 degrees 35 minutes 15 seconds to the left and run a distance of 60.00 feet; thence turn an angle of 90 degrees 26 minutes to the right and run a distance of 212.40 feet to the point of beginning; thence continued in the same direction a distance of 327.90 feet; thence turn an angle of 87 degrees 17 minutes 30 seconds to the left and run a distance of 157.74 feet; thence turn an angle of 36 degrees 44 minutes 33 seconds to the left and run a distance of 23.38 feet; thence turn an angle of 20 degrees 03 minutes 58 seconds to the left and run a distance of 40.15 feet; thence turn an angle of 18 degrees 27 minutes 48 seconds to the left and run a distance of 164.89 feet; thence turn an angle of 02 degrees 44 minutes 33 seconds to the right and run a distance of 71.58 feet; thence turn an angle of 96 degrees 48 minutes 44 seconds to the left and run a distance of 282.24 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 27, Township 19 South, Range 1 East, Shelby County, Alabama. According to survey of Frank W. Wheeler, RLS #3385, dated June 29, 1983.

TO HAVE AND TO HOLD the above described real estate unto the said Harold D. Griffin and Mickey M. Griffin, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right-of-redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record or evident through use; and ad valorem taxes for 1992 and subsequent years.

IN WITNESS WHEREOF, the said Harold D. Griffin, Mickey M. Griffin, James S. Farmer, and Dianna M. Farmer, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 2nd day of April, 1992.

James S. Farmer  
James S. Farmer

Dianna M. Farmer  
Dianna M. Farmer

Mike T. Atchison  
Mike T. Atchison, as Auctioneer  
and Attorney-in-fact

Harold D. Griffin  
Harold D. Griffin

Mickey M. Griffin  
Mickey M. Griffin

Mike T. Atchison  
Mike T. Atchison, as Auctioneer  
and Attorney-in-fact

Mike T. Atchison  
Mike T. Atchison, as Auctioneer  
conducting said sale

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of James S. Farmer and wife, Dianna M. Farmer to the above conveyance, and also signed the names of Harold D. Griffin and Mickey M. Griffin to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of Harold D. Griffin and Mickey M. Griffin, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 2nd day of April, 1992.

Notary Public  
Notary Public