

THIS INSTRUMENT WAS PREPARED BY:
CONWILL, JUSTICE & JOHNSON
ATTORNEYS AT LAW
P.O. Box 557
Columbiana, Alabama 35051

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That whereas, heretofore on, to-wit, the 12th day of January, 1987, MELBA COLBURN executed a certain mortgage on property hereinafter described to THOMAS W. STRICKLAND and BARBARA W. STRICKLAND, which said mortgage is recorded in Real Book 109, page 575, in the Probate Office of Shelby County, Alabama; and

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 mortgage 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said THOMAS W. STRICKLAND and BARBARA W. STRICKLAND did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, and in its issue of January 29, February 5, 12, and 19, 1992, and to be held on February 28, 1992; and

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Conwill, Justice & Johnson

WHEREAS, on February 28, 1992, the day on which the foreclosure was due to be held under the terms on said notice between the legal hours of sale, said foreclosure was duly conducted and THOMAS W. STRICKLAND and BARBARA W. STRICKLAND did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Hewitt L. Conwill was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Thomas W. Strickland and Barbara W. Strickland, and whereas the said Thomas W. Strickland and Barbara W. Strickland were the highest bidders and best bidders in the amount of Eight Thousand Six Hundred Twenty-Seven and 35/100-----Dollars (\$8,627.35) on the indebtedness secured by said Mortgage, the said Thomas W. Strickland and Barbara W. Strickland, by and through Hewitt L. Conwill, as Auctioneer conducting said sale, and as Attorney-in-Fact for Thomas W. Strickland and Barbara W. Strickland, Mortgagee, and Melba Colburn, by and through Hewitt L. Conwill, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said THOMAS W. STRICKLAND and BARBARA W. STRICKLAND, the following described property situated in Shelby County, Alabama:

Lot 12, according to the Survey of Vincent Estates, as recorded in Map Book 8, page 144, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto THOMAS W. STRICKLAND and BARBARA W. STRICKLAND, their heirs and 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 of the State of Alabama.

IN WITNESS WHEREOF, Thomas W. Strickland and Barbara W. Strickland, as Mortgagee, and Melba Colburn, have caused this instrument to be executed by and through Hewitt L. Conwill, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Hewitt L. Conwill, 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 4th day of March, 1992.

MELBA COLBURN

BY: Hewitt Conwill
Auctioneer & Attorney-in-Fact

THOMAS W. STRICKLAND
Mortgagee

BY: Hewitt Conwill
Auctioneer & Attorney-in-Fact

BARBARA W. STRICKLAND
Mortgagee

BY: Hewitt Conwill
Auctioneer & Attorney-in-Fact

Hewitt L. Conwill

Hewitt Conwill
Auctioneer conducting said Sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Hewitt L. Conwill, whose name as Auctioneer, and Attorney-in-Fact for Thomas W. Strickland and Barbara W. Strickland; and Melba Colburn, 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 the conveyance, he, in his capacity as such Auctioneer and Attorney-in-Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of March, 1992.

Benita Y. Davidson
Notary Public