

✓ This Deed Prepared By:
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Post Office Box 13187
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Send Tax Notice To:
SouthTrust Bank of Alabama, N.A.
Post Office Box 2554
Birmingham, Alabama 35209

FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT,

WHEREAS, On the 9th day of October, 1989, Ted R. Rich, a married man and Michael D. McGlothlin, a married man as Mortgagors, executed a certain mortgage to SouthTrust Bank of Alabama, National Association, which mortgage appears of recorded in Volume 267, page 50 in the Office of the Judge of Probate of Shelby County, Alabama.

And, WHEREAS, on the 29th day of July 1981, Andy T. Whitlock and wife Judy B. Whitlock, as Mortgagors, executed a certain mortgage to Guy L. Burns, Sr., which mortgage appears of record in Volume 414, Page 485 in the Office of the Judge of Probate in Shelby County, Alabama, and which mortgage together with the indebtedness secured thereby and the note evidencing the same was duly transferred to SouthTrust Bank of Alabama, National Association by an assignment recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 395, Page 790.

And, WHEREAS, It was provided by said mortgages that in the event the said Mortgagors should fail to pay the Indebtedness described in said mortgages, or any portion thereof, the entire debt secured by said mortgages should fall due at once, and the said SouthTrust Bank of Alabama, National Association, is authorized and empowered, under the terms of said mortgages to sell the property conveyed by said mortgages at auction, for cash, at public outcry, between the legal hours of sale, at the Courthouse door, in

the City of Columbiana, Shelby County, Alabama by first giving notice thereof by publication once a week for three consecutive weeks in any newspaper published in Shelby County and to execute a proper conveyance to the purchaser; and,

WHEREAS, SouthTrust Bank of Alabama, National Association, the owner of said mortgages, did give notice by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in the County of Shelby, State of Alabama, that it would, on the 24th day of April 1992, during the legal hours of sale, sell the property conveyed by said mortgages at auction for cash at the Courthouse door in the City of Columbiana, Shelby County, Alabama, which said notice appeared in the said Shelby County Reporter in its issues of March 25, April 1 and April 8, 1992; and,

WHEREAS, the said SouthTrust Bank of Alabama, National Association, pursuant to said notice did on the 24th day of April 1992, between the legal hours of sale, sell the property advertised at auction for cash at the Courthouse door in the City of Columbiana, Shelby County, Alabama, and at said sale, SouthTrust Bank of Alabama, National Association, became the purchaser of said property at and for the sum of Sixty Nine Thousand Five Hundred and Sixty Four Dollars and 91/100 (\$69,564.91). It being the highest bidder therefore; which sum of money the said SouthTrust Bank of Alabama, National Association, offered to credit on the Indebtedness secured by said mortgages and,

WHEREAS, It was provided in said mortgages that SouthTrust Bank of Alabama, National Association, its successors and assigns, in the event of such sale, might purchase the said property the same as if it were a

stranger to the conveyance, and in the event of such purchase, the person acting as auctioneer and conducting said sale, should execute a deed to such purchaser in the name of the said Mortgagors.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and of the payment of said purchase money by the said SouthTrust Bank of Alabama, National Association, the receipt of which is hereby acknowledged, the said Mortgagors, acting by and through the said SouthTrust Bank of Alabama, National Association, acting by and through Alan D. Levine, the person acting as auctioneer and conducting said sale as its duly authorized Auctioneer and Attorney-In-Fact, does hereby grant, bargain, sell and convey unto the said SouthTrust Bank of Alabama, National Association, the real estate described in and conveyed by said mortgages, which is situated in the County of Shelby, Columbiana Alabama and is more particularly described as follows, to-wit:

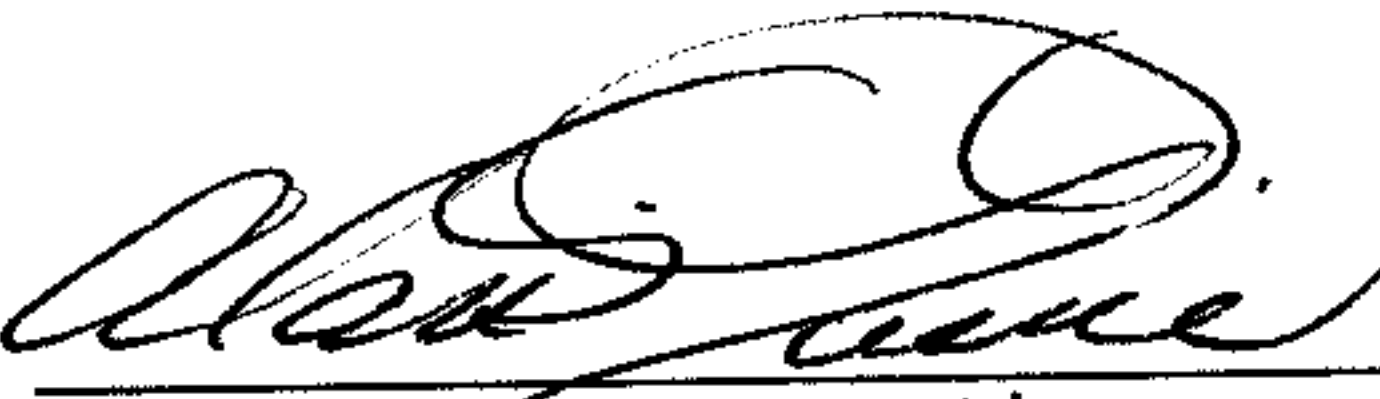
A part of the SW 1/4 of Section 35, Township 21 South, Range 3 West, described as follows:

Commence at the Southeast corner of the SW 1/4 of SE 1/4 of said Section 35; thence run West along the South line of said 1/4-1/4 Section a distance of 1319.22 feet to the East right of way line of Shelby county Highway No. 119; thence turn an angle of 87 degrees 53' to the right and run along said right of way line a distance of 384.30 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 177.90 feet to the Southwest corner of the Jimmy Spain lot; thence turn an angle of 89 degrees 16' to the right and run along the South line of said lot, a distance of 294.00 feet; thence turn an angle of 90 degrees 44' to the right and run a distance of 177.90 feet; thence turn an angle of 89 degrees 16' to the right and run a distance of 294.00 feet to the point of beginning; being situated in the SW 1/4 of SE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said SouthTrust Bank of Alabama, National Association, Its successors and assigns forever, subject to, however, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and all recorded easements, restrictions and reservations.

IN WITNESS WHEREOF, SouthTrust Bank of Alabama, National Association, acting by and through Alan D. Levine, the person acting as Auctioneer and conducting the sale as its attorney-in-fact, and the said Alan D. Levine, as such auctioneer and person conducting said sale has hereunto set his hand and seal, this the 24th day of April, 1992.

ANDY T. WHITLOCK and wife
JUDY B. WHITLOCK
Mortgagors
By: SouthTrust Bank of Alabama, National Association
Mortgagee and Transferee

By: 
Alan D. Levine, as Auctioneer and
Attorney-In-Fact and the person conducting
the sale for the Mortgagee, and
Transferee, SouthTrust Bank of Alabama,
National Association

TED R. RICH a married man and
MICHAEL D. MCGLOTHLIN, a married man
Mortgagors

By: 
Alan D. Levine, as Auctioneer and
Attorney-In-Fact and the person conducting
the sale for the Mortgagee, SouthTrust
Bank of Alabama, National Association

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said state and County, hereby certify that Alan D. Levine, whose name as Auctioneer and Attorney-In-fact and the person conducting said sale for the Mortgagee, and Transferee 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 Auctioneer and Attorney-In-Fact and the person conducting said sale for the Mortgagee, and Transferee and with full authority executed the same voluntarily on the day that bears that same date.

GIVEN under my hand, this the 24th day of April, 1992.

Jacqueline R. White
NOTARY PUBLIC in and for the
State of Alabama, at Large
My commission expires: 1/18/94

04/24/1992-5771
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 18.50