

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

MAP# 92-0112

Jeffery L. Williams and Patricia Williams

COUNTY OF SHELBY)

UCLC# 094-036-40556

KNOW ALL MEN BY THESE PRESENTS: That, Jeffery L. Williams and Patricia Williams, a married couple did, on to-wit, the 21st day of August, 1991, execute a mortgage to United Companies Lending Corporation, which mortgage is recorded in Book 361, Page 220 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said United Companies Lending Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 15, 22, 29, 1992; and

WHEREAS, on 20th day of May, 1992, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and United Companies Lending Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of United Companies Lending Corporation, in the amount of Thirty One Thousand Five Hundred Sixty and 91/100 DOLLARS (\$31,560.91), which sum the said United Companies Lending Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said United Companies Lending Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Thirty One Thousand Five Hundred Sixty and 91/100 DOLLARS (\$31,560.91), cash, the said Jeffery L. Williams and Patricia Williams, a married couple, acting by and through the said United Companies Lending Corporation, by MARK A. PICKENS, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said United Companies Lending Corporation, by MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MARK A. PICKENS, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto United Companies Lending Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

AS PER VOLUME 186, PAGE 401, BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, SECTION (3) THREE, TOWNSHIP TWENTY TWO (22), RANGE FOUR WEST, AND RUNNING SOUTH, ALONG THE LINE OF SAID FORTY A DISTANCE OF TWO HUNDRED TEN FEET (210), THENCE NORTH A DISTANCE OF ONE HUNDRED FIVE FEET (105), THENCE EAST A DISTANCE OF TWO HUNDRED TEN FEET (210) TO POINT OF BEGINNING, CONTAINING ONE HALF ACRE.

TO HAVE AND TO HOLD THE above described property unto United Companies Lending Corporation, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said United Companies Lending Corporation, has caused this instrument to be executed by MARK A.

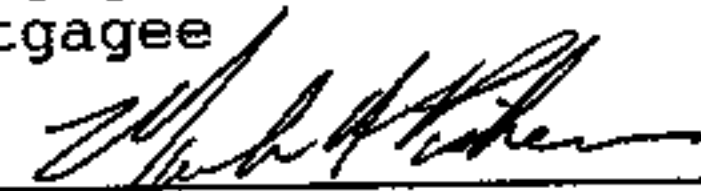
Mark A. Pickens

PICKENS, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said MARK A. PICKENS, has executed this instrument in his capacity as such auctioneer on this the 20th day of May, 1992.


Jeffery L. Williams and Patricia Williams, a married couple

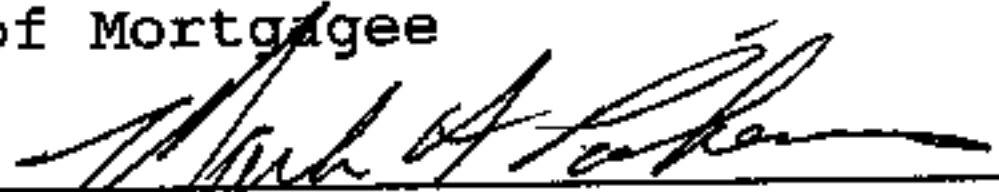
Mortgagors

By United Companies Lending Corporation,
Mortgagee or Transferee of Mortgagee

By 
MARK A. PICKENS, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

United Companies Lending Corporation,
Mortgagee or Transferee of Mortgagee

By 
MARK A. PICKENS, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee


MARK A. PICKENS, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MARK A. PICKENS, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 20th day of May, 1992.


NOTARY PUBLIC

Commission expires: 1-24-94
GRANTEE'S ADDRESS:
120 Summit Parkway, Suite 203
Birmingham, Alabama 35201

Instrument prepared by:
MARK A. PICKENS
ATTORNEY AT LAW
P. O. Box 59372
Birmingham, Alabama 35259

Inst # 1992-09163
05/22/1992-09163
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10:00