

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That
WHEREAS, James F. Thrasher and wife, Geraldine B. Thrasher, did on the 1st day of December, 1989, execute a mortgage to Jefferson Federal Savings and Loan Association of Birmingham securing an indebtedness evidenced by promissory note therein described, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 268 at Page 458, and last transferred and assigned to National Financial Company, as recorded in said Probate Office, Instrument No. 1992-09839, and

WHEREAS, default was made in the payment of said note secured by said mortgage, and National Financial Co., transferee and owner of said mortgage, elected to declare the entire indebtedness secured by said mortgage due and payable under and by virtue of the power of sale contained in said mortgage; and

WHEREAS, pursuant to said power of sale contained in said mortgage the said transferee and owner of said mortgage did cause to be published in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of July 1, 8 and 15, 1992, a notice stating that under and by virtue of the power of sale contained in said mortgage, the transferee and owner of said mortgage would sell at public outcry to the highest bidder for cash, in front of the Main Entrance to the Court House at Columbiana, Shelby County, Alabama, during the legal hours of sale, on the 29th day of July, 1992, the real estate described in said mortgage, a description of which is hereinafter set out; and

WHEREAS, at the time and place stated in said notice, the said National Financial Company did on the 29th day of July, 1992, by and through W. H. McGowen, Jr., as auctioneer, offer said property for sale to the highest bidder for cash, and at said sale National Financial Co. did purchase said property at and for the sum of \$70,553.18 cash, that being the highest and best bid for said property at said sale.

NOW THEREFORE, in consideration of the sum of \$70,553.18 paid by National Financial Co., the said National Financial Company, transferee and owner of said mortgage, by and through W. H. McGowen, Jr., as Auctioneer, does hereby grant, bargain, sell and convey unto the said National Financial Co. the following described real estate which was conveyed by said mortgage, and which is situated in Shelby County, Alabama, to wit:

Parcel I:

A part of Lot 33, according to the original plan of the City of Montevallo, Alabama, and more particularly described as follows: Begin at the intersection of the Easterly right of way of Vine Street and the Northerly right-of-way of Island Street; thence Easterly along said Northerly right-of-way 74.83 feet; thence 90 deg. 00 min. to the left 206.0 feet; thence 90 deg. 00 min. to the left 74.83 feet; thence 90 deg. 00 min. to the left 206.0 feet to the point of beginning.

Parcel II:

Commence at the Northwesterly corner of Lot 33, according to the original plan of the Town of Montevallo, Alabama; thence Northeasterly along the South line of Main Street run 30.00 feet to the point of beginning; thence continue along last described course 47.91 feet; thence right 90 deg. and run 78.00 feet to the Northeast corner of a building; thence right 90 deg. and run 3.08 feet; thence left 90 deg. and run 16.00 feet; thence right 90 deg. and run 44.83 feet; thence right 90 deg. and run 94.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

Inst. # 1992-15632

TO HAVE AND TO HOLD unto the said National Financial Co. and its successors and assigns forever.

IN WITNESS WHEREOF, the said National Financial Company, transferee and owner of said mortgagee, by W. H. McGowen, Jr., as auctioneer, has hereunto set its hand and seal this the 29th day of July, 1992.

National Financial Co.
By W. H. McGowen, Jr. (SEAL)
W. H. McGowen, Jr., Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that W. H. McGowen, Jr., whose name as auctioneer 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 auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 1992.

James A. Gilespie
Notary Public, State of Alabama,
Jefferson County.

SEAL

Inst # 1992-15632

This instrument prepared by:
W. H. McGowen, Jr.
675 Financial Center.
P. O. Box 2185
Birmingham, AL 35201-2185
205-251-8207

07/31/1992-15632
10:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
032 MCD 10.00