

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to wit: BILLY BENTON AND WIFE, CHARLENE BENTON executed a certain mortgage on the property hereinafter described to MATTIE F. BENTON, which said mortgage is recorded in Mortgage Book 078, at Page 848, in the Office of the Probate Judge of Shelby County, Alabama, and

WHEREAS, in and be 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 (3) 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 mortgagee 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 MATTIE BENTON, did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, in its issues of SEPTEMBER 9, 1992, SEPTEMBER 16, 1992 AND SEPTEMBER 23, 1992; and

WHEREAS, on SEPTEMBER 30, 1992, the day of which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and MATTIE BENTON did offer for sale and sell at public outcry in front of the FRONT door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, WILLIAM P. POWERS was the Auctioneer who conducted said sale for the said MATTIE BENTON; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of MATTIE BENTON in the amount of EIGHTEEN THOUSAND TWO HUNDRED NINETY FIVE AND 70/100 Dollars (\$18,295.70), which sum of money MATTIE BENTON offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to MATTIE BENTON;

7518 Hwy 61
Wilsonville, AL
35186

10/16/1992-23745
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of EIGHTEEN THOUSAND TWO HUNDRED NINETY FIVE AND 70/100 Dollars (\$18,295.70), on the indebtedness secured by said mortgage, the said MATTIE BENTON by and through WILLIAM P. POWERS, as Auctioneer conducting said sale and as attorney-in-fact for MATTIE BENTON, and the said WILLIAM P. POWERS as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said MATTIE BENTON the following described property situated in Shelby County, Alabama, to wit:

Begin at the Southeast corner of Lot 25 as shown by map of said survey recorded in the office of the Probate Judge of Shelby County, Alabama and run along line of main street to said town and an Easterly direction 125 feet; thence turn to the left at 90 deg. angle and run 200 feet to the point of beginning of the land herein described; thence continue in a Northerly direction 273.09 feet; thence turn left and in a Westerly direction 320 feet; thence turn left and run in a Southerly direction 273.09 feet; thence turn left and run in an Easterly direction 320 feet to the point of beginning. This plot of land is situated in NE1/4 of the SW1/4 and SE1/4 of the SW1/4 of Section 16, Township 21 South, Range 3 West. According to R. E. Whaley's Sub-division of the town of Maylene.

Grantor further conveys to Grantees that certain right of ingress and egress and use of the driveway or road as granted to Grantor in Court Order dated November 21, 1984 by Judge Robert R. Armstrong, Jr., in CV-83-317(E).

TO HAVE AND TO HOLD the above described property unto MATTIE BENTON its successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, MATTIE BENTON has caused this instrument to be executed by and through WILLIAM P. POWERS as Auctioneer conducting said sale, and as attorney-in-fact, and WILLIAM P. POWERS as Auctioneer conducting said sale has hereto set his hand and seal on this the 15th DAY OF OCTOBER, 1992.

MATTIE BETNON

By Wm P Powers
WILLIAM P. POWERS, as Auctioneer
and Attorney-in-Fact

Wm P Powers
WILLIAM P. POWERS, as Auctioneer
conducting said sale.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county, in said State of Alabama, hereby certify that WILLIAM P. POWERS whose name as Auctioneer as Attorney-in-Fact for MATTIE BENTON 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, in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th DAY OF OCTOBER, 1992.

Ramona J. Morrison
Notary Public
my commission expires: 9/25/95

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, do hereby certify that WILLIAM P. POWERS 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 15th DAY OF OCTOBER, 1992.

Ramona J. Morrison
Notary Public
my commission expires 9/25/95.

This instrument was prepared by William P. Powers, whose address is P.O. Box 1626, Columbiana, Alabama 35051.

Inst # 1992-23745

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