

7.50
40.50
48.00

THIS INSTRUMENT PREPARED BY:

Gary S. Olshan
1215 28th St. S.
Birmingham, Al. 35205

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS, on the 3RD day of NOV., 1989,
C L SMITH AND DONNA MAE SMITH(hereinafter "Mortgagor") executed a certain mortgage to O. M. C. INC. (hereinafter "Mortgagee") which said mortgage was recorded in the office of the Judge of Probate of SHELBY County, Alabama in Real Volume 268, Page 273,and:

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default ,according to the terms thereof, to sell said property before the main entrance of the Court House at SHELBY County,Alabama after giving notice of time , place and terms of said sale in the SHELBY COUNTY REPORTER published once a week for three (3) consecutive weeks prior to said sale at public out cry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, that Mortgagee or any person conducting said salefor 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 thereof; and

WHEREAS,default was made on the indebtedness secured by said mortgage, and Mortgagee did declare all of the indebtedness secured thereby due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of said mortgage foreclosure sale by publication in the SHELBY COUNTY REPORTER, a newspaper of general circulation published in the county wherein the subject property is located, in its issues of OCT. 30, NOV. 6 AND 7,1991; and

WHEREAS, on NOV. 25 ,1991 ,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 was conducted and Mortgagee did offer for sale and sell at public outcry the property legally described as:

SEE ATTACHED LEGAL DESCRIPTION

Inst # 1993-05714

03/01/1993-05714
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50

WHEREAS, Gary S. Olshan (hereinafter the "Auctioneer") was the auctioneer appointed and authorized by the Mortgagee to conduct the foreclosure sale did sell to O. M. C. INC. ,the highest bidder(hereinafter "Bidder") in the amount of FORTY THOUSAND FIVE HUNDRED dollars (\$40,500.00);

NOW THEREFORE , Mortgagee by and through Auctioneer does hereby grant, bargain , sell and convey unto Bidder the above legally described property.

TO HAVE AND TO HOLD the property unto Bidder and Its successors and assigns forever , subject to the statutory rights of redemption from the said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Auctioneer for Mortgagee has hereinto set his hand and seal on this the 25TH day of NOV., 1991.

C L SMITH AND DONNA MAE SMITH
MORTGAGOR

BY: O. M. C. , INC.
MORTGAGEE

BY: 
GARY S. OLSHAN , AUCTIONEER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public, in and for said County and State, do hereby certify that Gary S. Olshan, whose name as Auctioneer for 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 said conveyance, he with full authority as such auctioneer ,executed the same voluntarily on the the day the same bears date.

GIVEN under my hand, this the 25 day of NOV,
1992.


NOTARY PUBLIC

IN AND FOR SAID COUNTY AND STATE,AT LARGE

MY COMMISSION EXPIRES:

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LEGAL DESCRIPTION

A part of the W 1/2 of the NW 1/4 of Section 36, Township 21, Range 1 West, described as follows: Begin at the point of intersection of the South line of the NW 1/4 of the NW 1/4 of Said Section with the West line of the public road leading from Columbiana to Shelby; and run thence in a NW direction along the West line of said road 186 feet to the South line of the extension of a narrow road, running East from the right of way of the Louisville & Nashville Railroad; thence SW along the South line of the extension of said narrow road approximately 243 feet to the East line of the right of way of the Louisville & Nashville Railroad Company; thence Southeast along the Eastern margin of the right of way of said Louisville & Nashville Railroad 641 feet to the North line of the Caughey Stone lot and cross fence; thence a little north of east along said cross fence or north line of said Stone lot 286 feet to the West line of said public road; thence Northwest along said road 450 feet to the point of beginning, and containing two acres, more or less. Situated in Shelby County, Alabama.

LESS AND EXCEPT that certain parcel of land intended to be conveyed to Ellis and Lallage Bentley as recorded in Deed Book 226, page 812; Deed Book 243, page 722; Deed Book 243, page 723; Deed Book 247, page 658, in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intention of grantor herein to convey to the grantee herein that certain property described in Deed Book 100, page 196 in the Office of the Judge of Probate of Shelby County, Alabama, LESS and EXCEPT the parcels conveyed to Ellis and Lallage Bentley.

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