

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to wit: MICHAEL ANDREWS AND WIFE, DEBRA ANDREWS executed a certain mortgage on the property hereinafter described to LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY, which said mortgage is recorded in Mortgage Book 042, at Page 63, 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 LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY, 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 JANUARY 27, 1993, FEBRUARY 3, 1993, FEBRUARY 10, 1993; and

WHEREAS, on FEBRUARY 17, 1993, 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 LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY 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, RICHARD W. VICKERS was the Auctioneer who conducted said sale for the said LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY; and

Inst # 1993-06487

*290 Dogwood Lane
Vincent, AL
35178*

03/08/1993-06487
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY in the amount of ELEVEN THOUSAND NINETY FOUR AND 19/100 DOLLARS (\$11,094.19), which sum of money LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of ELEVEN THOUSAND NINETY FOUR AND 19/100 DOLLARS (\$11,094.19), on the indebtedness secured by said mortgage, the said LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY by and through RICHARD W. VICKERS, as Auctioneer conducting said sale and as attorney-in-fact for LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY, and the said RICHARD W. VICKERS as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY the following described property situated in Shelby County, Alabama, to wit:

Commence at the SE corner of the NE 1/4 of NE 1/4, Section 11, Township 18, Range 1 East, thence West 212 feet to the point of beginning of the property herein described; thence North 250 feet to the South right of way line of County Road No. 50; thence West 179 feet along the South right of way line of County Road No. 50; Thence South 100 feet; Thence East 100 feet to the point of beginning.

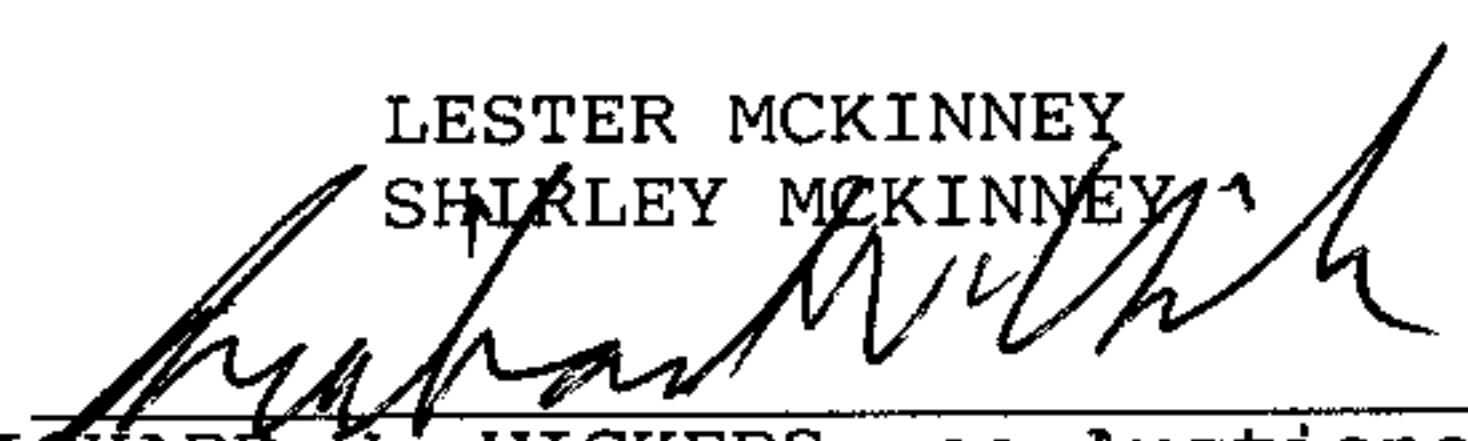
Subject to easement and rights of way of record.

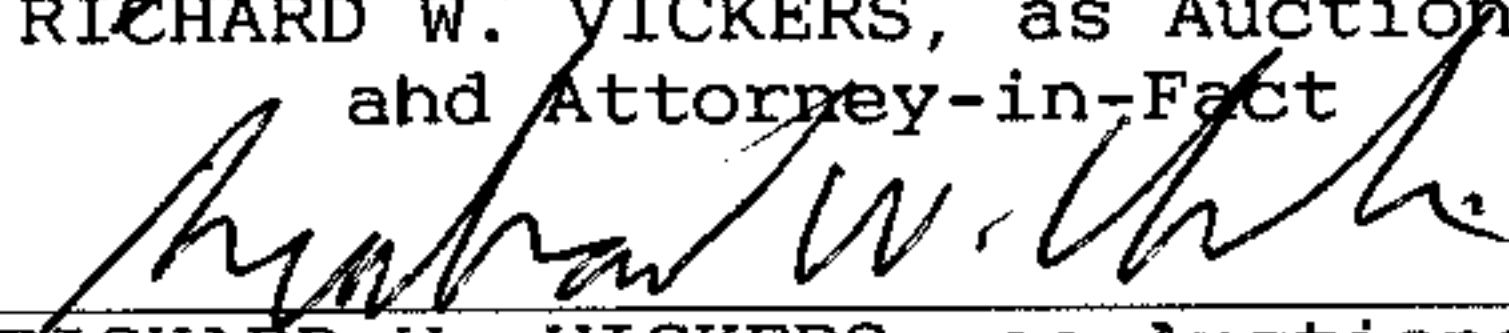
TO HAVE AND TO HOLD the above described property unto LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY its successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY has caused this instrument to be executed by and through RICHARD W. VICKERS as Auctioneer conducting said sale, and as attorney-in-fact, and RICHARD W. VICKERS as Auctioneer conducting said sale has hereto set his hand and seal on this the 17th DAY OF FEBRUARY, 1993.

LESTER MCKINNEY
SHIRLEY MCKINNEY

By


RICHARD W. VICKERS, as Auctioneer
and Attorney-in-Fact


RICHARD W. VICKERS, 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 RICHARD W. VICKERS whose name as Auctioneer as Attorney-in-Fact for LESTER MCKINNEY AND WIFE, SHIRLEY MCKINNEY 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 17th DAY OF FEBRUARY, 1993.


Notary Public
My Commission Expires: 8-14-95

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 RICHARD W. VICKERS 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 17th DAY OF FEBRUARY, 1993.


Notary Public
My Commission Expires: 8-14-95

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

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