

Prepared by: Myron Waits
P.O. Box 1122
Talladega, AL 35160
Grantees Address: P.O. Box 615
Columbiana, AL 35051

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That whereas, Charles Ricky Cain, a single man, hereinafter referred to as Mortgagor, did on November 11, 1988, execute to Joan N. Alexander, as Mortgagee, a mortgage on the lands hereinafter described to secure an indebtedness therein recited, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 213, Page 297; and:

WHEREAS, said mortgage, together with the debt secured thereby and all of Mortgagor's right, title, and interest in and to the property therein described, is now owned by Joan N. Alexander, and:

WHEREAS, default was made in the performance of the conditions of said mortgage, and:

WHEREAS, Joan N. Alexander, under her option in the mortgage, declared the entire indebtedness due and payable and instructed Myron Waits, her attorney-in-fact, to sell, under the powers of sale contained in the mortgage and pursuant to law and Code of Alabama (1975) Section 35-10-2 and 3, the lands therein described, and:

WHEREAS, said lands were advertised for sale in strict compliance with the power of sale in said mortgage and the laws of Alabama by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of said newspaper dated February 24, 1993, March 3, 1993, March 10, 1993, and March 17, 1993; and were sold in accordance with the published notice and in conformity to the laws of Alabama to Joan N. Alexander, on March 26, 1993, at the Front door of the Courthouse of Shelby County, Alabama, in Columbiana, Alabama, for Fifteen Thousand One Hundred Eight and 44/100 (\$15,108.44) Dollars, that amount being the highest bid for same;

NOW THEREFORE, in consideration of the premises and the sum of Fifteen Thousand One Hundred Eight and 44/100 (\$15,108.44) Dollars, in hand paid by Joan N. Alexander, the receipt of which is hereby acknowledged, I, the said mortgagor and Joan N. Alexander, all acting herein by Myron Waits, our attorney-in-fact and the auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama to execute a deed to the purchaser in

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MYRON B. WAITS
ATTORNEY AT LAW
109 EAST STREET, NORTH
P. O. BOX 1122
TALLADEGA, ALABAMA 35160

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SHELBY COUNTY JUDGE OF PROBATE
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our names, do hereby grant, bargain, sell, and convey unto Joan N. Alexander, the following described property in Shelby County, Alabama, to-wit:

Lot Number 6 of Weaver Creek Estates, as recorded in Map Book 11, Page 68, in the Shelby County Probate Office.

LESS AND EXCEPT:

Commence at the Southeast corner of Lot 6, Weaver Creek Estates, Map Book 11, Page 68, and also being the point of beginning; and run West along the North line of said Lot 6, 350.0 feet; thence turn 90° 59' 37" left and run 165.51 feet; thence turn 88° 47' 25" left and run 350.03 feet; thence turn 91° 12' 35" left and run 166.83 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Joan N. Alexander, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Mortgagor and Mortgagee have hereunto set their hands and seals this the 26th day of March, 1993.

Charles Ricky Cain (L.S.)
Charles Ricky Cain

BY: Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

Joan N. Alexander (L.S.)
Joan N. Alexander

BY: Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Myron Waits, whose name as Attorney-in-Fact and 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 Attorney-in-Fact and as Auctioneer, with full authority, in the name and as the act of Charles Ricky Cain, and Joan N. Alexander, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 1993.

Andrea F. Jones
Notary Public
My Commission Expires: 6/10/96

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