

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS THAT
SHELBY COUNTY)

WHEREAS, on to-wit, the 25th day of August, 1987, Berrell J. Phillips and Laura B. Phillips executed a certain mortgage to J. Gregg Scott and wife, Doris B. Scott, to secure the indebtedness therein mentioned, said mortgage being duly recorded at Mortgage Book 151, Page 75, in the office of the Judge of Probate of Shelby, County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said J. Gregg Scott and wife, Doris B. Scott, did declare all the indebtedness secured by said mortgage due and payable; and

WHEREAS, J. Gregg Scott and wife, Doris B. Scott, are the owners and holders of said mortgage and the debt secured thereby; and

WHEREAS, under the power contained in said mortgage the undersigned Madison W. O'Kelley, Jr., as Auctioneer, Agent, and Attorney in Fact for the said J. Gregg Scott and wife, Doris B. Scott, advertised the said property described in said mortgage herein mentioned, for sale by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three (3) consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash, at Columbiana, Alabama, on the 7th day of July, 1993, during the legal hours of sale, in front of the Main Street entrance of the Shelby County Courthouse in Columbiana, Alabama, and the same was then and there purchased by J. Gregg Scott and wife, Doris B. Scott, for the sum of Forty-Two Thousand Four Hundred Seventy-One and 75/100 (\$42,471.75) Dollars, which said amount was the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of Forty-Two Thousand Four Hundred Seventy-One and 75/100 (\$42,471.75) Dollars, and in consideration of the premises, and the law in such cases made and provided, I, the said Madison W. O'Kelley, Jr., as such Auctioneer, Agent, and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said J. Gregg Scott and wife, Doris B. Scott, their heirs, administrators, successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

07/07/1993-19817
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.50

Pritchard, M. Call

Inst # 1993-19817

Parcel I

A parcel of land in the NW 1/4 Section 9, Township 22 Range 3 West Shelby County, Alabama described as follows:

From the NW corner of Section 9, run South along the section line 1283.58 feet; thence run east 1050.2 feet to the beginning point of subject lot; from said point, continue said course 100 feet; thence run south 05 degrees 10' east 307.3 feet thence run west 100 feet; thence run North 05 degrees 10' W 306.1 feet to the beginning point.

Parcel II

A parcel of land in the NW 1/4 Section 9, Township 22 South Range 3 West Shelby County, Alabama described as follows: From the Northwest corner of section 9 run south along the section line 1283.58 feet; thence run east 1050.2 feet thence run south 05 degrees 10' east 306.1 feet; thence run east 77.7 feet to the beginning point of subject lot; from said point continue said 172.3 feet more or less to an iron pipe thence run south 05 degrees 34' east 58 feet to an iron pipe thence run South 82 degrees 51' west 181.6 feet to an iron pipe; thence run north 83 feet back to the beginning point.

Parcel III

From the NW corner of Section 9 run south along the section line 1283.58 feet; thence run east 1050.2 feet to the beginning point of subject lot from said point, continue said course 250 feet; thence run south 05 degrees 34' east 309 feet thence run west 250 feet thence run north 05 degrees 10' west 306.1 feet back to the beginning point. Less and except the following described parcel:

From the NW corner of section 9, run south along the section line 1283.58 feet; thence run east 1050.2 feet to the beginning point of subject lot from said point continue said course 100 feet; thence run south 05 degrees 10 feet east 307.3 feet; thence run west 100 feet thence run north 05 degrees 10' west 306.1 feet to the beginning point.

Parcel IV

Commence at the NW corner of said section 9; thence run south along the section line a distance of 1353.77 feet; thence turn left 93 degrees 12' a distance of 573.02 feet; thence turn right 90 degrees 04' a distance of 303.5 feet; thence turn left 84 degrees 50' a distance of 724 feet to the point of beginning; thence turn right 84 degrees 50' a distance of 6.5 feet thence turn left 84 degrees 50' a distance of 50 feet; thence turn left 95 degrees 10'; a distance of 315.5 feet; thence west a distance of 50 feet. Thence south a distance of 309 feet to the point of beginning.

Parcel V

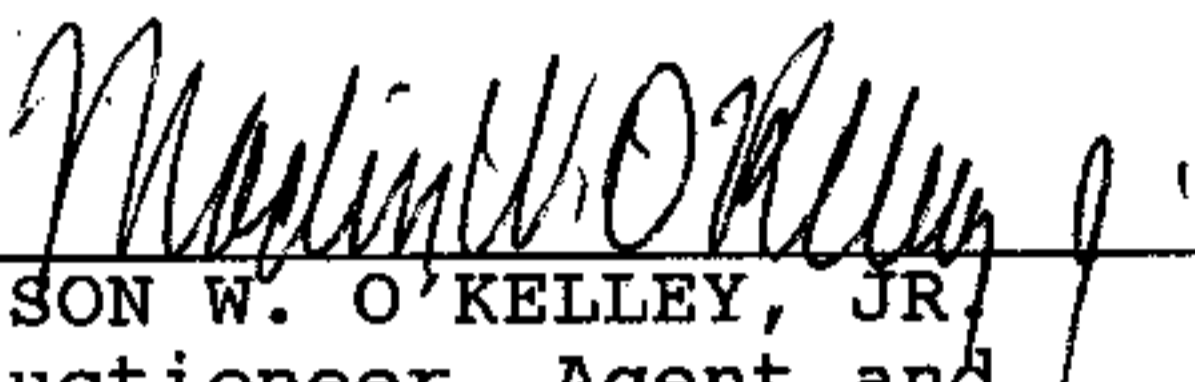
(Description of easement)

Commence at the NW corner of Section 9, Township 22 South Range 3 West Shelby County Alabama, and run south along the west Section line 1233.53 feet thence turn an angle to the left of 37 degrees 57' and run easterly 2631.71 feet; thence turn an angle to the right of 88 degrees 10' and run south 632.5 feet; thence turn an angle to the right of 62 degrees 49' and run westerly 197.4 feet to an existing pipe on the western right of way of Shelby County Road No. 15; thence turn an angle of 93 degrees 57' 37" to the right and run in a northeasterly direction along said right of way line a distance of 195.78 feet to the point of beginning of the line herein described thence turn an angle of 93 degrees 41' 50" to the left and run a distance of 262.95 feet thence turn an angle to the left of 66 degrees 36' and run 105 feet; thence turn an angle of 41 degrees 14' to the left and run 103.04 feet to a point on the south line of Lucas Property thence turn an angle of 107 degrees 50' to the right and run along the south line of Lucas property for 1042.53 feet thence leaving said Lucas property and entering Collins turn an angle to the right of 10 degrees 00' and run 127.2 feet thence turn an angle to the right of 56 degrees 00' and run northwesterly for 213.8 feet thence turn an angle to the right of 95 degrees 00' and run northeasterly 42 feet to the end of said easement. Said easement being 15 feet on either side of the above described line.

Together with stove, refrigerator, dishwasher, washer and dryer, redwood settee and chairs and cushions, outside benches and tables, desk and chair in the den area.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said J. Gregg Scott and wife, Doris B. Scott, their heirs, administrators, 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 and the United States of America.

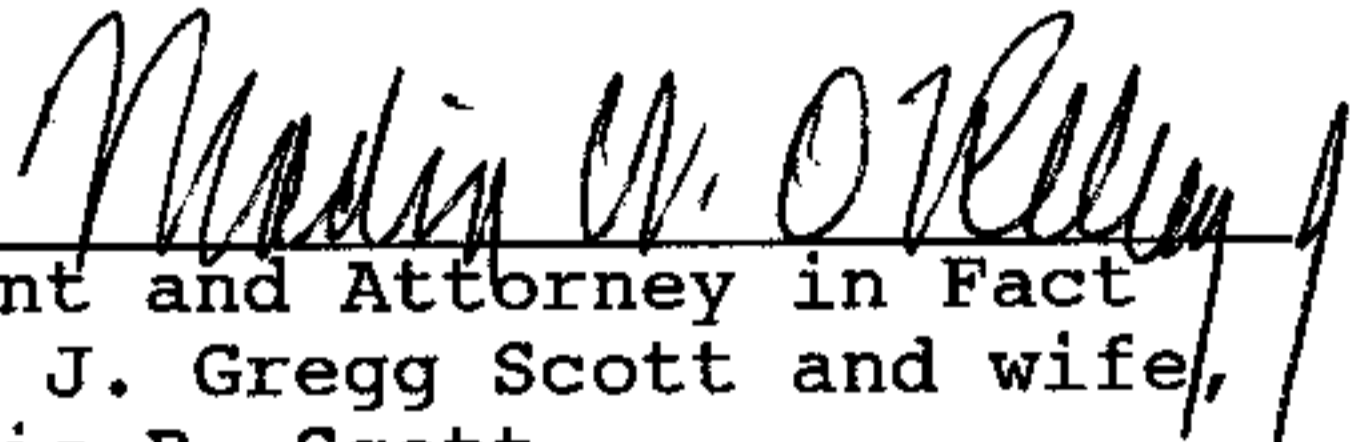
IN TESTIMONY WHEREOF, the said Berrell J. Phillips and Laura B. Phillips, by the said J. Gregg Scott and wife, Doris B. Scott, as Mortgagee, by Madison W. O'Kelley, Jr., as Auctioneer, Agent, and Attorney in Fact for the said J. Gregg Scott and wife, Doris B. Scott, caused these presents to be executed on this 7th day of July, 1993.


MADISON W. O'KELLEY, JR.
As Auctioneer, Agent and
Attorney in Fact for J. Gregg Scott
and wife, Doris B. Scott, Owners
and Holders of said mortgage

Berrell J. Phillips

Laura B. Phillips

BY: GREENEHILL DEVELOPMENT CORP.

BY: 
Agent and Attorney in Fact
for J. Gregg Scott and wife,
Doris B. Scott

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

VERIFICATION

I, the undersigned, A Notary Public, in and for said County in said State, hereby certify that Madison W. O'Kelley, Jr., whose name as Auctioneer, Agent and Attorney in Fact for J. Gregg

Scott and wife, Doris B. Scott, owners and holders of said mortgage, 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of July, 1993.

Sharon A. Harris
Notary Public

THIS INSTRUMENT PREPARED BY:

Madison W. O'Kelley, Jr.
PRITCHARD, McCALL & JONES
505 North 20th Street
800 Financial Center
Birmingham, Alabama 35203
Telephone: (205) 328-9190

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