

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On July 24, 1986, Tipton W. Harman and wife, Debra F. Harman executed a certain mortgage on the property hereinafter described to Collateral Investment Company which said mortgage is recorded in Book 084, Page 500 and re-recorded by instrument filed in Book 118, Page 245 and assigned of record to Collateral Mortgage, Ltd. by instrument recorded in Instrument # 1993-24705 in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, in and by 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 Collateral Mortgage, Ltd. 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 8, September 15 and September 22, 1993; and

WHEREAS, on October 8, 1993, 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 duly and properly conducted, and Collateral Mortgage, Ltd. did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Anne C. Vines was the Auctioneer who conducted said sale for the said Collateral Mortgage, Ltd.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Collateral Mortgage, Ltd. in the amount of Fifty-One Thousand Nine Hundred Fifty-Six and 06/100 (\$51,956.06) Dollars, which sum of money Collateral Mortgage, Ltd. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Collateral Mortgage, Ltd.; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifty-One Thousand Nine Hundred Fifty-Six and 06/100 (\$51,956.06) Dollars, the indebtedness secured by said mortgage, Collateral Mortgage, Ltd., by and through Anne C. Vines, as Auctioneer conducting said sale and as attorney in fact for Collateral Mortgage, Ltd. and the said Anne C. Vines, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Collateral Mortgage, Ltd. the following described property situated in Shelby County, Alabama to-wit:

Lot 14, Page 3, according to the Survey of Meadowgreen as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

10/08/1993-31354
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 12.00

Inst # 1993-31354

TO HAVE AND TO HOLD the above described property unto Collateral Mortgage, Ltd., 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 Collateral Mortgage, Ltd. has caused this instrument to be executed by and through Anne C. Vines, as Auctioneer conducting said sale, and as attorney in fact, and Anne C. Vines, as Auctioneer conducting said sale has hereto set her hand and seal on this the 8th day of October, 1993.

COLLATERAL MORTGAGE, LTD.
An Alabama Limited Partnership

By: Anne C. Vines
Anne C. Vines as
Auctioneer and Attorney in Fact

Anne C. Vines
Anne C. Vines 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 Anne C. Vines whose name as Auctioneer and Attorney in Fact for Collateral Mortgage, Ltd. 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, she, in her capacity as such Auctioneer and Attorney 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 8th day of October, 1993.

Patricia B. Terborgh
Notary Public
My commission expires: 10/9/95

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 Anne C. Vines 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 the conveyance, she, in her capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of October, 1993.

Patricia B. Terborgh
Notary Public
My commission expires: 10/9/95

This instrument prepared by:
William A. Ratliff, Esq.
WALLACE, JORDAN, RATLIFF, BYERS & BRANDT
2000-A SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209
(205) 870-0555

Inst # 1993-31354

2
10/08/1993-31354
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 12.00