

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Jay Brent Cromer and wife, Jan Marshall Cromer ("Borrower") did, on January 7, 1992, execute a mortgage to Yvonne H. Flippo ("Lender"), which mortgage is recorded in Real Book 382, Page 640, et seq., 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 Lender did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof by publication in The Shelby County Reporter, in its issues of September 22, September 29, and October 6, 1993; and

WHEREAS, on October 26, 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 sale was duly and properly conducted, and Lender did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, said mortgage expressly authorized the Lender to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Lender or auctioneer or any person conducting said sale for the Lender to execute to the purchaser at the said sale a deed to the property so purchased;

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Bradley Flippo in the amount of Twenty-Five Thousand and No/100 Dollars (\$25,000.00), and said property was thereupon sold to Bradley Flippo; and

NOW, THEREFORE, in consideration of the premises and of a payment to Lender of Twenty-Five Thousand and No/100 Dollars (\$25,000.00), the Borrower, acting by and through the Lender, acting by and through Martin G. Woosley as the auctioneer and the person conducting said sale for the Lender, and the Lender, acting by and through Martin G. Woosley, as said auctioneer and the person conducting said sale for the Lender do hereby grant, bargain, sell and convey unto Bradley Flippo the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 22, BLOCK 7, according to the map and survey of Woodford, a Subdivision of Inverness, as recorded in Map Book 8 pages 35 A-D and amended in Map Book 8 page 51 A thru D, in the Probate Office of Shelby County, Alabama, Mineral and mining rights excepted. Situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD THE above-described property unto Bradley Flippo forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, easements, rights of way and restrictions of record and Mortgage recorded in Real Book 382, Page 640 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the Borrower, acting by and through the Lender, acting by and through Martin G. Woosley, as auctioneer and the person conducting said sale for the Lender, and Lender have caused this instrument to be executed by Martin G. Woosley, as auctioneer and the person conducting said sale for Lender, and in witness whereof the said Martin G. Woosley has executed this instrument in his capacities as aforesaid on this the 26th day of October, 1993.

**JAY BRENT CROMER and
JAN MARSHALL CROMER**

By: Yvonne H. Flippo, pursuant to power of
sale contained in said mortgage

By: Martin G. Woosley
Martin G. Woosley, as auctioneer and the
person conducting said sale for the
Lender

YVONNE H. FLIPPO

By: Martin G. Woosley
Martin G. Woosley, as auctioneer and the
person conducting said sale for the
Lender

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Martin G. Woosley, whose name as auctioneer and the person conducting said sale for Lender and on behalf of the Lender, acting on behalf of the Borrower pursuant to the power of sale contained in the 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 capacities as aforesaid, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 1993.

Rebecca T. Carter
Notary Public

[NOTARIAL SEAL]

My Commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: July 22, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

This instrument prepared by:

Grantee's Address:

Martin G. Woosley, Esq.
Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209
(205)-802-1122, ext. 120

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