

This instrument prepared by: MONUMENTAL LIFE INSURANCE COMPANY
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
10266-67933

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 9, 1988, Dewberry Engraving Company of Alabama, Inc., and Dewberry Engraving Company of Alabama, Inc., as Trustee for the Uses and Purposes of the Industrial Development Board of the town of Vincent with Respect to the Proceedings and Decree in Case No. 4801 in the Circuit Court of Shelby County, Alabama, In Equity (collectively "Mortgagor"), and The Industrial Development Board of the town of Vincent, Alabama, a public corporation organized under the laws of the State of Alabama ("accommodation Mortgagor") executed a certain mortgage to Monumental Life Insurance Company and Monumental General Insurance Company which said mortgage is recorded in Mortgage Book 213, page 213, 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 said Monumental Life Insurance Company and Monumental General Insurance Company 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

1994-10628

04/01/1994-10628
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
19.50
005 MCD

due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter a newspaper of general circulation in Shelby County, Alabama, in its issues of March 2, 9 & 16, 1994; and,

WHEREAS, on March 23, 1994, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Monumental Life Insurance Company and Monumental General Insurance Company did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Monumental Life Insurance Company in the amount of One Million Seven Hundred Thousand and no/100 Dollars (\$1,700,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Monumental Life Insurance Company; and,

WHEREAS, Jesse P. Evans, III acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Million Seven Hundred Thousand and no/100 Dollars (\$1,700,000.00), Dewberry Engraving Company of Alabama, Inc., and Dewberry Engraving Company of Alabama, Inc., as Trustee for the

Uses and Purposes of the Industrial Development Board of the town of Vincent with Respect to the Proceedings and Decree in Case No. 4801 in the Circuit Court of Shelby County, Alabama, In Equity (collectively "Mortgagor"), and The Industrial Development Board of the town of Vincent, Alabama, a public corporation organized under the laws of the State of Alabama ("accommodation Mortgagor") by and through the said Jesse P. Evans, III, do grant, bargain, sell and convey the fee interest as to the property described as Parcel I on Exhibit "A" and the leasehold interest of Dewberry Engraving Company of Alabama, Inc., as the to property described as Parcel II on Exhibit "A" unto the said Monumental Life Insurance Company.

SUBJECT TO ad valorem taxes for the current year.

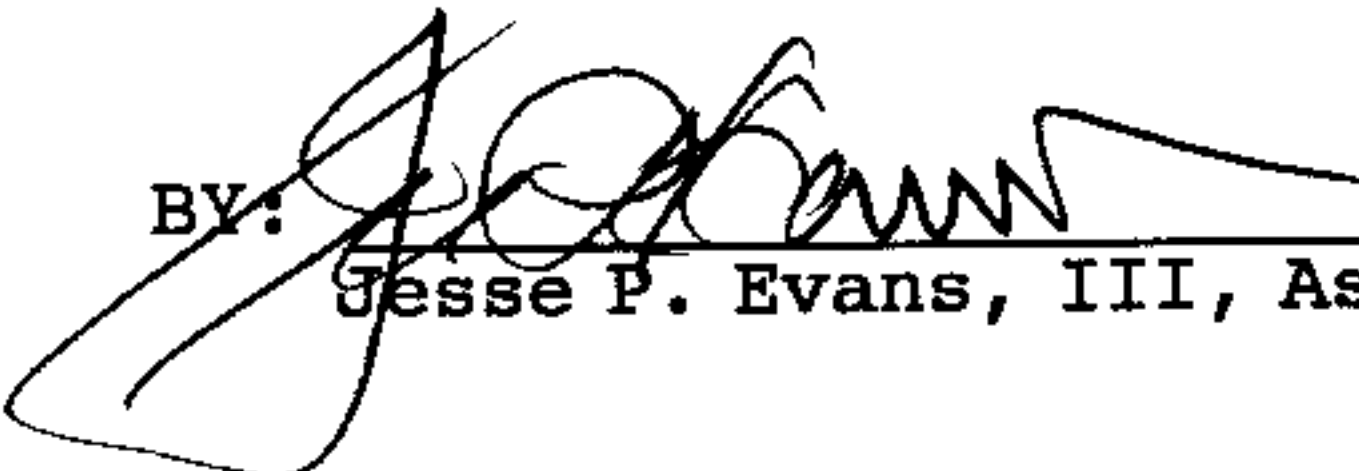
SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Monumental Life Insurance Company, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Monumental Life Insurance Company and Monumental General Insurance Company, by Jesse P. Evans, as auctioneer conducting said sale, has caused these presents to be executed on this, the 30th day of March, 1994.

Monumental Life Insurance Company and
Monumental General Insurance Company

BY: 

Jesse P. Evans, III, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse P. Evans, III, whose name as auctioneer for Monumental Life Insurance Company and Monumental General Insurance Company, 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 this 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 30th day of March, 1994.

Mary Jane Harrell
Notary Public

MY COMMISSION EXPIRES OCTOBER 9, 1995

EXHIBIT "A"

PARCEL I:

A part of Lot 1, Dewberry's Subdivision as recorded in Map Book 9, page 11, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, said point being on the West line of said Lot 1, Dewberry's Subdivision; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 653.70 feet to a point; thence 119°08' to the right in a Southeasterly direction a distance of 218.25 feet to a point; thence 11°19' to the left in a Southeasterly direction a distance of 101.98 feet to a point; thence 101°19' to the right in a Southwesterly direction a distance of 591.01 feet to the point of beginning.

PARCEL II:

A part of Lot 1, Dewberry's Subdivision as recorded in Map Book 9, page 11, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, said point being on the West line of said Lot 1, Dewberry's Subdivision; thence from the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section turn an angle of 29°08' to the right in a Northeasterly direction and run 695.72 feet to a point; thence 95°21' to the right in a Southeasterly direction a distance of 108.82 feet to a point; thence 51°00'30" to the left in a Northeasterly direction a distance of 145.36 feet to a point; thence 18°46'45" to the right in an Easterly direction a distance of 78.28 feet to a point; thence 20°07'42" to the left in a Northeasterly direction a distance of 70.31 feet to a point; thence 38°51' to the left in a Northeasterly direction a distance of 143.16 feet to a point on the Southwesterly right of way line of U.S. Highway No. 280; thence 92°59'54" to the right in a Southeasterly direction along said right of way line a distance of 41.53 feet to a point; thence 79°04'30" to the right in a Southwesterly direction a distance of 69.37 feet to the P.C. (point of curve) of a curve to the right having a radius of 167.05 feet and a central angle of 67°25'; thence Southwesterly along the arc of said curve a distance of 196.55 feet to the P.T. (point of tangent) of said curve; thence Westerly in the tangent to said curve a distance of 30.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 250.52 feet and a central angle of 41°05'04" thence Southwesterly along the arc of said curve a distance of 179.63 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 160.00 feet and a central angle of 22°42'25"; thence Southwesterly along the arc of said curve a distance of 63.41 feet to a point; thence 108°34'46" to the left (angle measured to tangent) in a Southeasterly direction a distance of 142.71 feet to a point; thence 38°15' to the right in a Southeasterly direction a distance of 304.00 feet to a point; thence 70°30' to the right in a Southwesterly direction a distance of 1016.00 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 257.32 feet to a point on the West line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 36; thence 60°52' to the right in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 572.42 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1994-10628

04/01/1994-10628
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.50

Inst # 1994-10628