

This instrument was prepared by:

Hayes D. Brown, II  
2100 A Southbridge Parkway Ste. 376  
Birmingham, AL 35209

FORECLOSURE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, on April 27, 1979, Billy Joe Barron and wife Erma Susie Barron ("Mortgagor") executed a certain Mortgage to R. Lee Laechelt and wife Eyvon S. Laechelt, which Mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Vol. 391 Record of Mortgages at pages 25-26 and as modified by that certain Modification Agreement executed on the 20th day of September 1982 as recorded in Book 46 page 878 in the office of the Judge of Probate of Shelby county and as further modified by that certain Modification Agreement executed on the 18th day of December 1985 as recorded in the office of the Judge of Probate of Shelby County in Book 54, page 618.

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and the Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure, and did give due and proper notice of the foreclosure of the Mortgage, in accordance with its terms by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of May 18, May 25 and June 1, 1994.

WHEREAS, on June 22, 1994 the day on which the foreclosure sale was due to be held under terms of notice, during legal hours of sale, the foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Shelby

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County Courthouse in the city of Columbiana, Shelby County, Alabama, the property described below;  
and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of R. Lee Laechelt and wife Eyvon S. Laechelt, in the amount of six thousand four hundred ninety one dollars and 96/100 (\$6,491.96), which sum was offered to be credited to the indebtedness secured by the Mortgage, and the property was then sold to R. Lee Laechelt and Eyvon S. Laechelt and

WHEREAS, Hayes D. Brown, II ("Auctioneer") acted as auctioneer as provided in the Mortgage and conducted the sale; and

WHEREAS, the Mortgage expressly authorized the person conducting the sale to execute to the purchaser at the sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of the credit of six thousand four hundred ninety one dollars and 96/100 (\$6,491.96), on the indebtedness secured by the Mortgage, Mortgagor, by and through the Mortgagee, does hereby grant, bargain, sell and convey to R. Lee Laechelt and wife Eyvon S. Laechelt as tenants-in-common the following real property situated in Shelby County Alabama:

Lot 3 in Block 15 according to the map of the town of Helena known as Squire's map as recorded in Map Book 3, page 121 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to R. Lee Lechelt and Eyvon S. Laechelt as tenants-in-common their heirs 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, the Mortgagor, by and through the Mortgagee, by and through

the Auctioneer and Attorney-in-Fact, has caused these presents to be executed on this 22nd day of June, 1994.

R. Lee Laechelt and wife  
Eyvon S. Laechelt

By: Hayes D. Brown  
Hayes D. Brown, II  
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hayes D. Brown II, whose name as Auctioneer and Attorney-in-Fact for R. Lee Laechelt and wife Eyvon S. Laechelt 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, he, in his capacity as Auctioneer and Attorney-in-Fact, executed the same voluntarily on the day the same bears dated.

Given under my hand and official seal on this 22<sup>nd</sup> day of June, 1994.

Joan E. Cardwell  
Notary Public  
My Commission expires: 4-13-96

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