

Prepared by: Myron Waits
P.O. Box 1122
Talladega, AL 35160

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That whereas, Jimmy J. Callahan and wife, Margaret A. Callahan, hereinafter referred to as Mortgagors, did, on September 16, 1988, execute to Joan N. Alexander, as Mortgagee, a mortgage on the lands hereinafter described to secure an indebtedness therein recited, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 204, Page 849; and:

WHEREAS, said mortgage, together with the debt secured thereby and all of Mortgagors' right, title, and interest in and to the property therein described, is now owned by Joan N. Alexander, and:

WHEREAS, default was made in the performance of the conditions of said mortgage, and:

WHEREAS, Joan N. Alexander, under her option in the mortgage, declared the entire indebtedness due and payable and instructed Myron Waits, her attorney-in-fact, to sell, under the powers of sale contained in the mortgage, the lands therein described, and:

WHEREAS, said lands were advertised for sale in strict compliance with the power of sale in said mortgage and the laws of Alabama by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of said newspaper dated December 7, 1994; December 14, 1994, and December 21, 1994; and were sold in accordance with the published notice and in conformity to the laws of Alabama to Joan N. Alexander, on January 6, 1995, at the front door of the Courthouse of Shelby County, Alabama, in Columbiana, Alabama, for Twelve Thousand Seven Hundred Eighty-Eight and 76/100 (\$12,788.76) Dollars, that amount being the highest bid for same;

NOW THEREFORE, in consideration of the premises and the sum of Twelve Thousand Seven Hundred Eighty-eight and 76/100 (\$12,788.76) Dollars, in hand paid by Joan N. Alexander, the receipt of which is hereby acknowledged, we, the said mortgagors and Joan N. Alexander, all acting herein by Myron Waits, our attorney-in-fact and the auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama to execute a deed to the purchaser in our

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names, do hereby grant, bargain, sell, and convey unto Joan N. Alexander, the following described property in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast One-Fourth of the Northeast One-Fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 0° 02' 57" East along the West boundary of said quarter-quarter section for a distance of 847.04 feet to the point of beginning. From this beginning point continue South 0° 02' 57" East along the West boundary of said quarter-quarter section for a distance of 211.76 feet; thence proceed North 89° 59' 12" East for a distance of 982.26 feet to a point on the West right-of-way line of Shelby County Road No. 47; thence proceed North 1° 00' 25" West along the West right-of-way line of said road for a distance of 135.51 feet; thence left 55° 13' 40" and run 143.08 feet; thence proceed South 89° 46' 09" West for a distance of 861.42 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Northeast One-Fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 4.81 acres.

TO HAVE AND TO HOLD unto the said Joan N. Alexander, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Mortgagors and Mortgagee have hereunto set their hands and seals this the 6th day of January, 1995.

Jimmy D. Callahan (L.S.)
Jimmy D. Callahan

BY: Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

Margaret A. Callahan (L.S.)
Margaret A. Callahan

BY: Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

Joan N. Alexander (L.S.)
Joan N. Alexander

BY: Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

Myron Waits (L.S.)
Myron Waits
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Myron Waits, whose name as Attorney-in-Fact and 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, he, in his capacity as Attorney-in-Fact and as Auctioneer, with full authority, in the name and as the act of Jimmy J. Callahan, Margaret A. Callahan, and Joan N. Alexander, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 1995.

Andrea J. Jones
Notary Public
My Commission Expires: 6/10/96

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