

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

William S. Green
UCLC#094-036-41181
MAP#94-0602

KNOW ALL MEN BY THESE PRESENTS: That, William S. Green, a single man, did, on to-wit: the 13th day of July, 1994 execute a mortgage to United Companies Lending Corporation, which mortgage is recorded in Inst. No. 1994-22476; 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 United Companies Lending Corporation 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 18, 25 and February 1, 1995; and

WHEREAS, on the 21st day of February, 1995, 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 United Companies Lending Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of United Companies Lending Corporation in the amount of Thirty One Thousand Four Hundred Thirty and no/100 Dollars (\$31,430.00), which sum the said United Companies Lending Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said United Companies Lending Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of Thirty One Thousand Four Hundred Thirty and no/100 Dollars (\$31,430.00), cash, the said William S. Green, a single man,, acting by and through the said United Companies Lending Corporation by Cindy A. Sanford, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said United Companies Lending Corporation, by Cindy A. Sanford, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Cindy A. Sanford, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto United Companies Lending Corporation the following described real estate situated in Shelby County, Alabama to wit:

Lots 19, 20, 21, 22, 23 and 24, in Block 113, according to the Survey of Dunstan's Survey of the Town of Calera, Alabama, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto United Companies Lending Corporation 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said United Companies Lending Corporation, has caused this instrument to be executed by Cindy A. Sanford, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Cindy A. Sanford, has executed this instrument in his capacity as such auctioneer on this the 21st day of February, 1995.

Inst # 1995-04572

02/21/1995-04572
04:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Mark Pickens
P.O. Box 59372
Birmingham, AL 35259

Inst # 1995-04572

William S. Green, a single man, Mortgagor(s)

By: United Companies Lending Corporation
Mortgagee or Transferee of Mortgagee

By: Cindy A. Sanford
Cindy A. Sanford, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of Mortgagee

United Companies Lending Corporation
Mortgagee or Transferee of Mortgagee

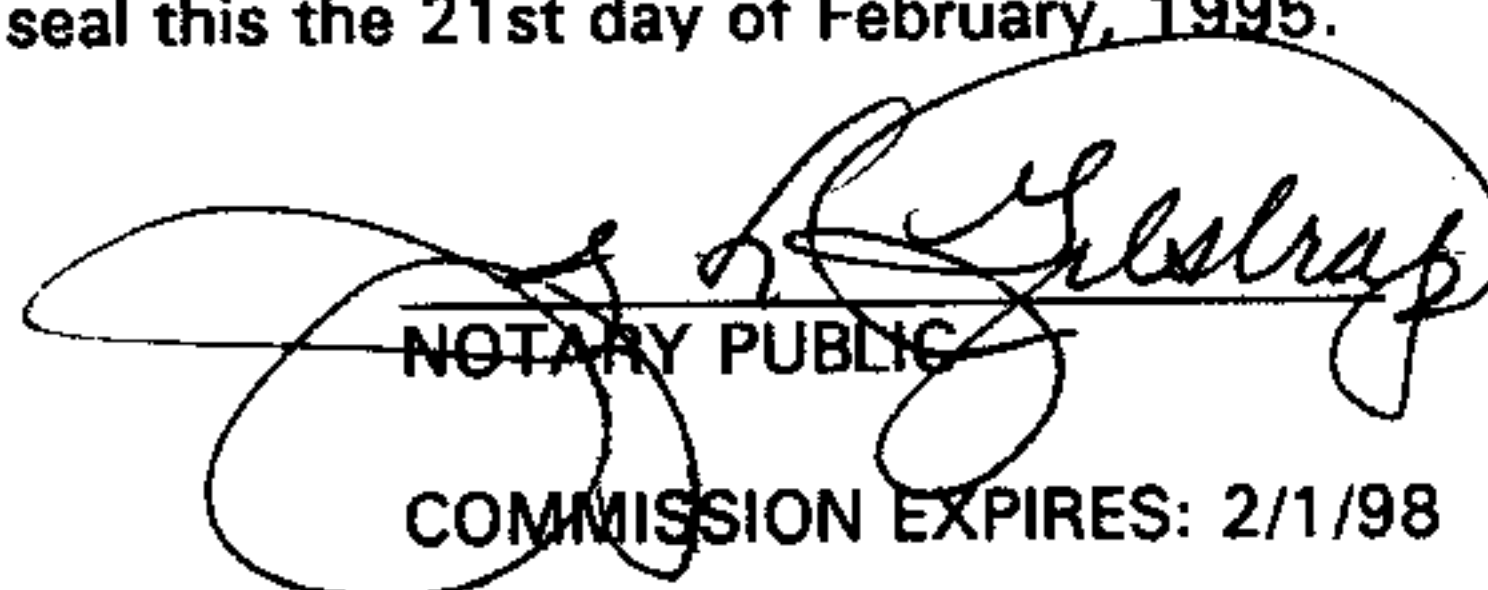
By: Cindy A. Sanford
Cindy A. Sanford, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgagee

By: Cindy A. Sanford
Cindy A. Sanford, as Auctioneer and the
person conducting sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Cindy A. Sanford, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 21st day of February, 1995.


NOTARY PUBLIC
COMMISSION EXPIRES: 2/1/98

GRANTEE'S ADDRESS:
P. O. Box 1591
Baton Rouge, LA 70821

Instrument prepared by:
MARK A. PICKENS, Attorney at Law
Post Office Box 59372
Birmingham, Alabama 35259

Inst # 1995-04572

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