

FORECLOSURE DEEDSTATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: September 8, 1989
William C. Brown and wife Ann Brown executed a certain
mortgage on the property hereinafter described to Charles B. Berry
which said mortgage is recorded in Book 256, Page 445-47, in the Probate Office of Shelby
County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 3 consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to Jim Walter Homes, Inc.
on the 4th day of November, 1994; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee 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 due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 1; February 8; and, February 15, 1995 *

WHEREAS, on March 8, 1995, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Jim Walter Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Jim Walter Homes, Inc. and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc., in the amount of Twenty-one thousand, four hundred, sixty-nine and 04/100 Dollars, which sum of money Jim Walter Homes, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 21,469.04 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc. by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact and the for Jim Walter Homes, Inc. said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Jim Walter Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

* also published in the Daily Home, a newspaper published in Talladega County, and of general circulation in Talladega County, Alabama, for 3 consecutive weeks, in its issues of January 27; February 3; and February 10, 1995.

(SEE EXHIBIT "A" ATTACHED)

103610/1995-06225
103610/1995-06225
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.00

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc., 1500 No Dale Mabry Hiway, Tampa, FL 36607, its 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.

Inst # 1995-06225

得Y

~~R. A. Norred~~

~~As a result of~~

and Attorney in West.

~~R.A. Norred~~

As Auctioneer

conducting said sale.

~~COUNTY~~

whose name as Auctioneer and Attorney in Fact for Jim Walter Homes, Inc.

Given under my hand and official seal on this the

day of

March 195

Notary Public

[illegible]

R. A. NORRED, ATTY.
P. O. BOX 130249
BIRMINGHAM, AL 35219

EXHIBIT "A"

Commence at the southeast corner of the Southwest quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run west along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right-of-way line of Smokey Road (70 minutes right-of-way); thence turn an angle of 9 degrees 42 minutes 05 seconds to the right and run along said right-of-way line a distance of 238.54 feet; thence turn an angle of 74 degrees 19 minutes 50 seconds to the right and run north a distance of 200.57 feet to the point of beginning; thence turn an angle of 80 degrees 45 minutes 36 seconds to the left and run west a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right-of-way line of a County Road; thence turn an angle of 78 degrees 48 minutes 32 seconds to the right and run north along the Eastern right-of-way line of said County Road 982.30 feet to an old iron; thence turn an angle of 98 degrees 08 minutes 18 seconds to the right and run east a distance of 172.70 feet to a point; thence turn an angle of 82 degrees 25 minutes 39 seconds to the right and run south a distance of 781.28 feet to a point; thence turn an angle of 72 degrees 58 minutes 17 seconds to the left and run southeast a distance of 60.51 feet; thence turn an angle of 74 degrees 21 minutes 25 seconds and run south a distance of 200.79 feet to the point of beginning. Containing 4.02 acres.

Inst # 1995-06225

03/10/1995-06225
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 16.00