

STATE OF ALABAMA)
SHELBY COUNTY)

This instrument was prepared by
THOMAS H. JACKSON, Attorney at Law
BESSEMER, ALABAMA

FORECLOSURE DEED

WHEREAS, on to-wit: October 8, 1991, Gail Edwards Sprayberry and husband Robert Sprayberry, (hereinafter called MORTGAGORS did execute and deliver to FIRST FAMILY FINANCIAL SERVICES, Inc., a corp., (hereinafter called MORTGAGEE), a certain mortgage on the hereinafter described real estate to secure an indebtedness of TWELVE THOUSAND THREE HUNDRED SIXTY-THREE DOLLARS and 00/100 (\$12,363.00), therein described, and mortgage being of record in Real Volume 371, Pages 638 and 639 in the Probate Office of Shelby County, Alabama; and,

WHEREAS, under the terms and provisions of said mortgage the said Mortgagee was authorized and empowered upon default in the payment of said indebtedness to sell said real estate at public sale in front of the Shelby County Courthouse, at Columbiana, Alabama, to the highest bidder for cash, after first having mailed a thirty (30) day written notice to Mortgagors as required by said mortgage and after first having given notice of the time, place and terms of sale by advertisement for three (3) successive weeks in some newspaper published in Shelby County, Alabama; and,

WHEREAS, Mortgagors did fail and default in the payment of the indebtedness described in and secured by said mortgage and said indebtedness did thereby become in default and said mortgage was thereby subject to foreclosure; and,

WHEREAS, the said Mortgagee, upon default in the payment of said indebtedness, did declare the entire indebtedness due and payable and elected to foreclose said mortgage; and,

WHEREAS, Mortgagee did give said thirty (30) day written notice as required by said mortgage and did thereafter advertise and give notice of the sale of said real estate under the terms and conditions of said mortgage by advertising notice of the time, place and terms of sale in THE SHELBY COUNTY REPORTER, a newspaper of general circulation published in Shelby County, Alabama, said notice appearing in said newspaper once a week for three (3) successive weeks, on February 8, 15, and 22, 1995, and which said notices, among other things, stated that the said real estate describing it, would be sold at public auction to the highest bidder for cash during the legal hours of sale on the 13th day of March, 1995, in front of the Shelby County Courthouse, at Columbiana, Alabama; and,

WHEREAS, on March 13, 1995, within the legal hours of sale, in front of the Shelby County Courthouse, at Columbiana, Alabama, said real estate was offered for sale at public auction by Thomas H. Jackson, who was and is the attorney for Mortgagee and acted as auctioneer in conducting said sale, and at said sale was sold to

Inst # 1995-07511

P.O. Box 909
Pelham, AL
35124

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SHELBY COUNTY JUDGE OF PROBATE
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FIRST FAMILY FINANCIAL SERVICES, Inc., a corp., for the sum of ELEVEN THOUSAND SIXTY DOLLARS AND 00/100 (\$11,060.00), said amount being the highest, best and last bid offered for said real estate.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, THOMAS H. JACKSON, as ATTORNEY FOR MORTGAGEE and as AUCTIONEER CONDUCTING SAID SALE, for and in consideration of the premises and the sum of \$11,060.00, do hereby grant, bargain, sell and convey unto FIRST FAMILY FINANCIAL SERVICES, Inc., a corp., all of the right, title and interest of Gail Edwards Sprayberry and husband Robert Sprayberry, and of FIRST FAMILY FINANCIAL SERVICES INC., A CORP., as MORTGAGEE, in and to the following described real estate, situated in Shelby County, Alabama;

A lot in Town of Wilsonville, Alabama, described as follows: Commencing at a concrete slab 62 feet West of the NW corner of the foundation of the house of Minnie Weldon Story, running North to the J.B. Boyer lot (known originally as the E.W. Holland dwelling house lot); thence East to the P.G. Holland lot (originally known as the W.D. Holland lot); thence South to a point East of the SE corner of the C.T. Weldon lot (originally known as the N.H. Self lot); thence West to a point South of the beginning Point, (the concrete slab); thence North to the place of beginning in the SE 1/4 of NE 1/4 of Section 1, Township 21, Range 1 East, more particularly described as follows:

Commence at the NE corner of the SE1/4 of NE1/4 of Section 1, Township 21, range 1 East in Wilsonville, Shelby County, Alabama, and run South 46 deg. 55 min. West 244 feet; thence run South 66 deg. 40 min. West 453 feet to an iron stake on the South side of street, for point of beginning of lot herein described: thence run along said Street South 81 deg. 35 min. West 130 feet to an iron stake; run thence South 8 deg. East 133 feet to an iron stake on the North side of Street; run thence North 81 deg. 55 min. East along the North boundary of said Street 130 feet to an iron stake; thence run North 8 deg. West 133 feet to point of beginning.

TO HAVE AND TO HOLD unto the said FIRST FAMILY FINANCIAL SERVICES, Inc., a corp., its successors and assigns, FOREVER, as fully and completely as I could and ought to convey the same, as such Attorney and Auctioneer aforesaid, under and by virtue of the power of authority vested in me as such attorney and auctioneer by the terms of said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, as attorney and auctioneer aforesaid, on this the 13th day of March, 1995.

GAIL EDWARDS SPRAYBERRY AND HUSBAND, ROBERT
SPRAYBERRY (SEAL)

BY: Thomas H. Jackson
as Attorney and Auctioneer Aforesaid

FIRST FAMILY FINANCIAL SERVICES, Inc., a
corp., MORTGAGEE (SEAL)

BY: Thomas H. Jackson
as Attorney and Auctioneer Aforesaid

Thomas H. Jackson (SEAL)
as Attorney and Auctioneer Aforesaid

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Thomas H. Jackson, whose name as Attorney for the Mortgagee and Auctioneer conducting the sale described in the above and foregoing conveyance, 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 attorney and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of
March, 1995.

Jayna Lyna Carlin
NOTARY PUBLIC

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