

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH E. BULGARELLA, ATTORNEY AT LAW
P.O. BOX 360345
BIRMINGHAM, ALABAMA 352364

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on the 16th day of November 1992, Norman L. Smith and wife, Gloria F. Smith executed a certain mortgage on property hereinafter described to Commercial Credit Corporation which mortgage is recorded in Volume 1992 Record of Mortgages, Page 27760 in the office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Commercial Credit Corporation, did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of June 14th, 21st and 28th, 1995 and;

WHEREAS, on the 6th day of July, 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 conducted and Commercial Credit Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joseph E. Bulgarella was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Commercial Credit Corporation and whereas said Commercial Credit Corporation was the highest bidder and best bidder, in the amount of Seventeen thousand five hundred dollars and no/100 (\$17,500.00) on the indebtedness secured by said mortgage, said Commercial Credit

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SHELBY COUNTY JUDGE OF PROBATE
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Corporation by and through Joseph E. Bulgarella as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Commercial Credit Corporation the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeasterly right of way of Alabama Highway 25, thence continue along the previously described course 278.00 feet to the point of beginning; thence left 90 degrees 07 minutes 31 seconds Easterly 210.07 feet, thence right 90 degrees 07 minutes 41 seconds South 104.99 feet, thence right 89 degrees 59 minutes 35 seconds Westerly 210.00 feet to a point on the West boundary of said Quarter-Quarter, thence right 89 degrees 57 minutes 59 seconds Northerly 104.55 feet to the point of beginning. LESS AND EXCEPT the following described property: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeasterly right of way of Alabama Highway 25, thence continue along the previous described course 278.00 feet, thence left 00 degrees 02 minutes 17 seconds Southerly 104.55 feet, thence left 89 degrees 57 minutes 59 seconds Easterly 131.06 feet to the point of beginning, continue 63.84 feet along the previously described course, thence left 69 degrees 41 minutes 19 seconds Northeasterly 18.54 feet, thence left 89 degrees 41 minutes 59 seconds Northwesterly 59.91 feet, thence left 90 degrees 21 minutes 34 seconds Southwesterly 41.01 feet to the point of beginning. EXCEPT that portion of said property occupied by public road having a right of way width of 40 feet.

HAVE AND TO HOLD the above described property unto Commercial Credit Corporation its heirs and assigns forever; subject however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Commercial Credit Corporation has caused this instrument to be executed by and through Joseph E. Bulgarella as auctioneer conducting the said sale and as Attorney-in-Fact, and Joseph E. Bulgarella as auctioneer conducting said sale has hereto set his hand and seal on this the 6th day of July, 1995.

Commercial Credit Corporation

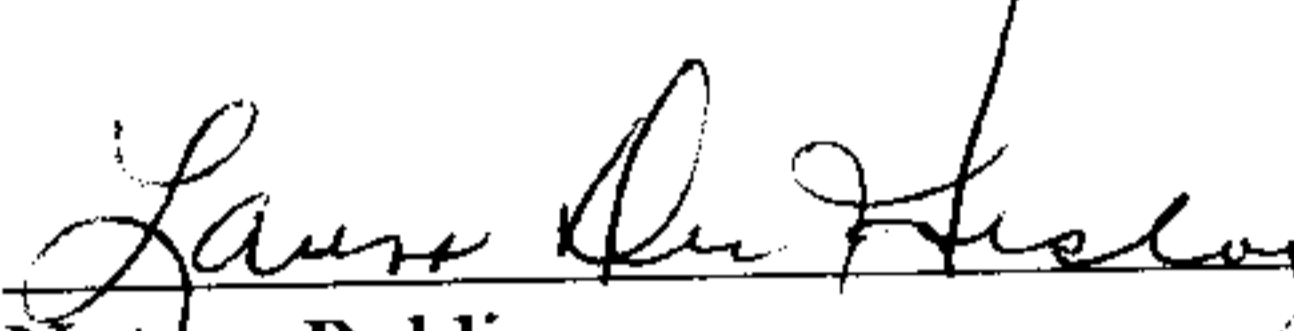
By: Joseph E. Bulgarella
AUCTIONEER AND ATTORNEY IN FACT

By: Joseph E. Bulgarella
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Joseph E. Bulgarella, whose name as auctioneer and Attorney In Fact for Commercial Credit Corporation and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 6th day of July, 1995.



Notary Public
My Commission Expires: _____ MY COMMISSION EXPIRES APRIL 7, 1998

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