

STATE OF ALABAMA
COUNTY OF MONTGOMERY

This instrument prepared by
Steven J. Youngpeter
Attorney
Office of the General Counsel
U. S. Department of Agriculture
Suite 205, Sterling Centre
4121 Carmichael Road
Montgomery, Alabama 36106-3683

Inst # 1996-02012

DEED OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that:

THIS INDENTURE, made and entered into this 17th day of October, 1995, by and between THE UNITED STATES OF AMERICA, United States Department of Agriculture, acting by and through the Farmers Home Administration, or its successor, Grantor and Mortgagee, under the terms of the mortgage given by Ruth Duff (now deceased), an unmarried woman and Verdell Allen, an unmarried woman, hereinafter Mortgagor, and Thomas W. Stewart and Charlotte Stewart, husband and wife, hereinafter Grantee, as the maker of the highest and best bid at that foreclosure sale held under the terms of the mortgage,

WITNESSETH, that,

WHEREAS on October 24, 1988, Ruth Duff (now deceased), an unmarried woman and Verdell Allen, an unmarried woman, as Mortgagor, executed and delivered to the United States of America, United States Department of Agriculture, acting by and through the Farmers Home Administration, or its successor, as Mortgagee, a mortgage on certain real property recorded October 25, 1988, in Book 210, at Pages 603-606, in the Office of the Judge of Probate of Shelby County, Alabama to secure the payment of the indebtedness therein described to the mortgage; and

WHEREAS in said mortgage, should default be made in the payment of any installment due under any promissory note or any extension or renewal therefore of, or agreement supplementary thereto, secured by said mortgage, or should the Mortgagor fail to keep any covenant, condition or agreement contained in said mortgage, the Mortgagee was authorized and empowered to declare the entire indebtedness secured by the mortgage due and payable and to foreclose said mortgage; and

WHEREAS in said mortgage, the Mortgagee was authorized and empowered, in case of default, to sell the real property taken as security for said indebtedness, in compliance with the power of sale provision contained in said mortgage and the laws of the State of Alabama; and

WHEREAS the Mortgagor is in default according to the terms and provisions of the said mortgage and the Mortgagee has accelerated the payment of the said indebtedness declaring all of said indebtedness to be due and payable; and

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WHEREAS the United States of America has caused a Notice of Foreclosure Sale to be published once a week for three successive weeks preceding the date of foreclosure sale in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, which notice stated the time, place and terms of sale; and

WHEREAS the United States of America has proceeded to sell real property described in said mortgage before the courthouse door in Shelby County, Alabama, during the legal hours of sale on the 12th day of October, 1995 at public outcry at the hour of 12:00 Noon to the highest bidder for cash; and

WHEREAS at said sale the last, best and highest bid for the described property in the aforementioned mortgage was the bid in the amount of TWENTY THREE THOUSAND AND NO/100----- Dollars and No Cents
(\$ 23,000.00) made by Grantee;

NOW, THEREFORE in consideration of the premises and the sum of \$ 23,000.00, the Grantor and Mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto Tommy W. Stewart and Charlotte Stewart, as joint tenants with right of survivorship, the following described properties situated in Shelby County, Alabama, to-wit:

A parcel of land more particularly described as follows: Commence at the point where the West line of Selma Street intersects the North right-of-way of Southern Railway, said point being situated in the Southeast 1/4 of the Northeast 1/4, Section 4, Township 24 North, Range 12 East, Montevallo, Alabama; thence run Northerly along the West right of way of Selma Street 130 feet to the Point of Beginning; thence continue along last described course 70.0 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet; thence left 75 degrees 12 minutes 15 seconds and run 70.00 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet to the Point of Beginning.

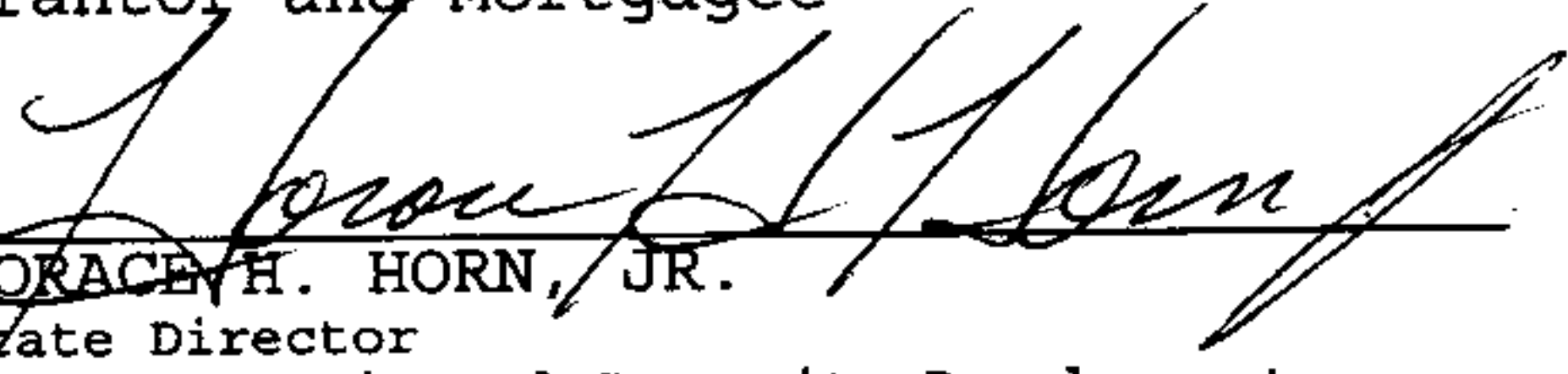
TO HAVE AND TO HOLD the above described property unto Grantee forever, subject to the statutory right of redemption as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the United States of America has caused this conveyance to be executed by its duly authorized representative, the State Director for Alabama, Rural Economic and Community Development, the United States Department of

Agriculture pursuant to the authority contained in Title VII,
Code of Federal Regulations, Part 1800, et. seq., and
Section 35-10-1 of Code of Alabama, 1975, et. seq., as amended.

UNITED STATES OF AMERICA
Grantor and Mortgagee

By:


HORACE H. HORN, JR.
State Director
Rural Economic and Community Development,
acting on behalf of the Rural Housing
and Community Development Service,
successor in interest to the Farmers
Home Administration, State of Alabama
United States Department of Agriculture

STATE OF ALABAMA)

ACKNOWLEDGMENT

COUNTY OF MONTGOMERY)

I, Sherrie S. Perdue, a Notary Public in and for said County in
said State, hereby certify that Horace H. Horn, Jr., whose name
as State Director, Alabama, Rural Economic and Community
Development, United States Department of Agriculture, is signed
to the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the
instrument, he, in his capacity as State Director, Alabama, Rural
Economic and Community Development, United States Department of
Agriculture, and with full authority, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of
October, 1995.


Notary Public

(NOTARIAL SEAL)

My commission expires: 8/14/1999

Tommy Stewart
P.O. Box 1393
Clanton, AL 35046

Inst # 1996-02012

3 01/19/1996-02012
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