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This instrument prepared by
Craig G. Cornwell
Acting Assistant Regional Attorney
Office of the General Counsel
U. S. Department of Agriculture
Suite 205, Sterling Centre
4121 Carmichael Road
Montgomery, Alabama 36106-3683

DEED OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that:

THIS INDENTURE, made and entered into this 5th day of January, 1996, 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 Ike D. Compton and wife, Angela G. Compton, hereinafter Mortgagor, and Randy Morris and Donna Morris, Married and Jerry Bowen, a single man, 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 8, 1981, Ike D. Compton and wife, Angela G. Compton, 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 in Book 416, at Pages 116-119, 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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01/26/1996-02708
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCB 26.00

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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 14th day of December, 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 Nine Thousand Eight Hundred and no/100-----
-----Dollars and No Cents
(\$9,800.00) made by Grantee;

NOW, THEREFORE in consideration of the premises and the sum of \$ 9,800.00, the Grantor and Mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto Randy Morris, Donna Morris and Jerry Bowen, joint tenants with right of survivorship, the following described properties situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 690.23 feet to a point; thence turn an angle of 114 deg. 53 min. to the right and run a distance of 189.41 feet to a point; thence turn an angle of 23 deg. 45 min. to the right and run a distance of 239.01 feet to a point; thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.52 feet to the point of beginning; thence continue in the same direction a distance of 111.9 feet to a point; thence turn an angle of 85 deg. 05 min. to the left and run 165.7 feet to a point; thence turn an angle of 77 deg. 10 min. to the left and run 100.0 feet to a point; thence turn an angle of 98 deg. 51 min. to the left and run 198.1 feet to the point of beginning. Said parcel of land is situated in Shelby County and is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West. There is EXCEPTED herefrom, the following triangular parcel sold to James Bentley: Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 690.23 feet to a point; thence turn an angle of 114 deg. 53 min. to the right and run a distance of 189.41 feet to a point; thence turn an angle of 23 deg. 45 min. to the right and run a distance of 239.01 feet to a point; thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.52 feet; thence continue in the same direction a distance of 111.9 feet to a point; thence turn an angle

of 85 deg. 05 min. to the left and run 165.7 feet to a point; thence run in a Southeasterly direction to a point 21 feet South of the point of beginning; thence run North 21 feet to the point of beginning of the property herein described. Said parcel of land situated in Shelby County and lying in the SE¼ of SW¼ of Section 24, Township 21 South, Range 1 West.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Utility easements and transmission line permits of record.
2. The North or Northwest line of the subject property is further described and defined by quit claim deed from John T. Batson to Jerry Bentley recorded in Deed Book 311, Page 995, Office of Judge of Probate of Shelby County, Alabama.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 138, Page 227; Deed Book 230, Page 840; in Deed Book 90, Page 229, in Deed Book 195, Page 101; in Deed Book 221, Page 695; in Deed Book 190, Page 39.

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)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

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 5th day of January, 1996.

Sherrie S. Perdue
Notary Public

(NOTARIAL SEAL)

My commission expires: 8/14/1999

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