

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SouthBridge Parkway  
Suite 638  
Birmingham, AL 35209

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )     **MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas heretofore on to wit: CLAYSTONE CAPITAL CORPORATION executed a certain mortgage on the property hereinafter described to FIRST COMMERCIAL BANK as recorded in Book 091, Page 955, in the Probate Office of Shelby County, Alabama, which was subsequently transferred and assigned to GREER L. GEIGER by instrument recorded in INST# 1996/21354 in said Probate Office.

**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 in the City of Columbiana, Shelby County, Alabama after giving notice of the time, place and terms of said sale in some newspaper published 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, 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 therefore; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said mortgagee 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 October 23, 30 and November 6 1996; and

**WHEREAS**, on November 13, 1996, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Gene W. Gray, Jr. attorney for Greer L. Geiger, did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, Gene W. Gray, Jr. was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Greer L. Geiger; and

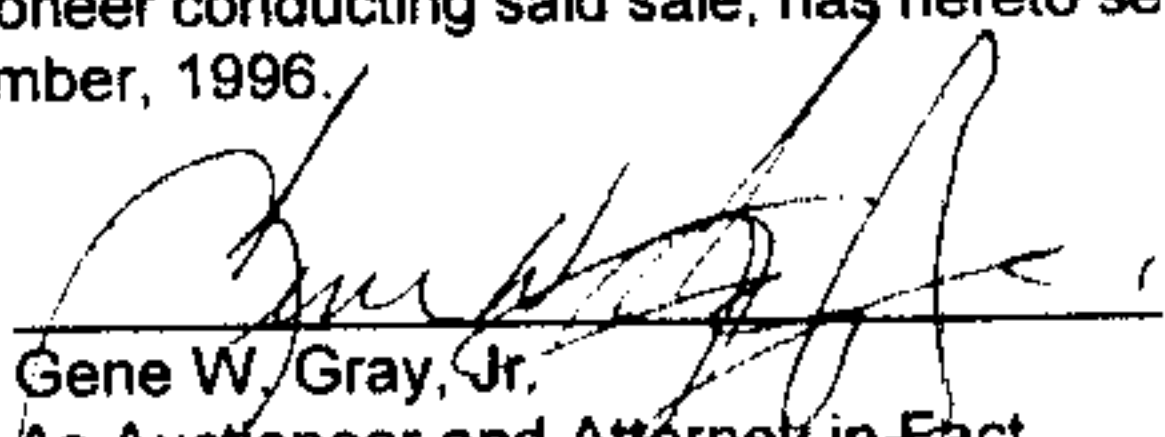
**WHEREAS**, the highest and best bid for the property described in the aforementioned mortgage was the bid of in the amount of Ninety Five Thousand and no/100 Dollars (\$95,000.00), which sum of money offered to credit on the indebtedness secured by said mortgage, the said Greer L. Geiger by and through Gene W. Gray, Jr., as Auctioneer conducting said sale and as attorney in fact for Greer L. Geiger, and the said Gene W. Gray, Jr., as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Greer L. Geiger, the following described property situated in County, Alabama, to-wit:

THE W ½ OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 14 EAST, SHELBY COUNTY, ALABAMA

**TO HAVE AND TO HOLD** the above described property to GREER L. GEIGER, 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.

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08:41 AM CERTIFIED  
J. H. GUNTER, CLERK OF COURSE  
302

IN WITNESS WHEREOF, Greer L. Geiger has caused this instrument to be executed by and through Gene W. Gray, Jr., as Auctioneer conducting said sale, and as Attorney in Fact, and Gene W. Gray, Jr. as Auctioneer conducting said sale, has hereto set his hand and seal on this the 13th day of November, 1996.

  
Gene W. Gray, Jr.  
As Auctioneer and Attorney in Fact  
for Greer L. Geiger

State of Alabama  
County of Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that **Gene W. Gray, Jr.**, whose name as Auctioneer and Attorney in Fact for Greer L. Geiger, is signed to the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he, in his capacity as such Auctioneer and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of November, 1996.

  
NOTARY PUBLIC

My Commission Expires: 12/28/97

1996 • 1997-00187

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08:41 AM CERTIFIED  
THE COUNTY CLERK OF JEFFERSON  
COUNTY