

THIS INSTRUMENT WAS PREPARED BY:  
Alan Burdette, Attorney  
12 24th Avenue N.W.  
Birmingham, Alabama 35215

SEND TAX NOTICE TO:  
ALAN SMITH  
Post Office Box 94751  
Birmingham, AL 35220

STATE OF ALABAMA  
SHELBY COUNTY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on the 21st day of FEBRUARY, 1996, JESS DIXON AND WIFE, DENISE DIXON executed a Mortgage to ALAN SMITH, said on property hereinafter described, which said Mortgage is recorded in Instrument # 1996-05508, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, by the terms of said Mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon ALAN SMITH was empowered and authorized, after giving notice of the time, place and terms of sale once a week for three (3) consecutive weeks in some newspaper published in Jefferson County, Alabama, to sell said property at public outcry to the highest bidder for cash from the front door of the County Courthouse for Shelby County, Alabama, at which sale ALAN SMITH, authorized to bid, and if the highest bidder thereof, to become the purchaser of the said property; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and ALAN SMITH 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 December 11, December 18, and December 25, 1996; and

WHEREAS, on January 9, 1996, the day on which the foreclosure was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly conducted and ALAN SMITH did offer for sale and sell at public outcry on the front steps at the main entrance of the Shelby County Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Alan Burdette was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for ALAN SMITH, and

WHEREAS, ALAN SMITH was the highest and best bidder for said property with its bid of Six Thousand Eighty Hundred Thirty- Seven and 27/100 (\$6,837.27) DOLLARS.

NOW, THEREFORE, in consideration of the premises and the sum of Six Thousand Eight Hundred Thirty-Seven and 27/100 (\$6,837.27) DOLLARS, by and through Alan Burdette, as agent and attorney-in-fact, by and through Alan Burdette as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto ALAN SMITH the following described property situated in Shelby County, Alabama:

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly and along the West line for a distance of 621.07 feet to a point in the centerline of a Public Churt Access Road, and the point of beginning; thence continue along same line for a distance of 691.72 feet; thence turn 90 deg. 50 min. to the left and run Easterly for a distance of 178.72 feet; thence turn 89 deg. 10 min. to the left for a distance of 484.92 feet thence turn 90 deg. 00 min. to the left for a distance of 155.70 feet; thence turn 90 deg. 00 min. to the right for a distance of 204.20 feet; thence turn 90 deg. 00 min. to the left for a distance of 25.0 feet to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto ALAN SMITH, its successors and assigns forever.

BY: Alan Burdette  
Alan Burdette, Agent and  
Attorney-in-Fact for  
ALAN SMITH

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Alan Burdette, as Agent and Attorney in Fact for ALAN SMITH, whose name 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 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 21 day of February, 1997.

Jennifer C. Buckridge  
Notary Public

My Commission Expires: 4-20-99

02/26/1997-05966  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 15.50

Inst # 1997-05966