

STATE OF ALABAMA

JEFFERSON COUNTY

FORECLOSURE DEED

WHEREAS default having been made in the payment of the indebtedness secured by that certain mortgage executed by Joseph R. Saxon, Gayle S. Saxon, and Crystal Petroleum, said mortgage being recorded in the office of the Judge of Probate of Shelby County on March 10, 1997 in Instrument number 1997-07290 of the mortgage records; the said default continuing the said Assignee did give notice by Publication in the Shelby Court Reporter, a newspaper published in Shelby County, Alabama, on April 5, 12, 19, and 26, 1997, that under the power of sale contained in said mortgage, the said property would be sold at public outcry, to the highest bidder for cash within the legal hours of sale, in front of the entrance of the Jefferson County Courthouse at Birmingham, Jefferson County, State of Alabama, on the 7th day of May, 1997.

AND WHEREAS AT SAID TIME AND PLACE THE SAID REAL PROPERTY WAS SOLD, and MARINE AND INLAND GUARANTY CORPORATION was the highest bidder, having bid the amount of One Hundred Fifty Thousand One Hundred dollars (\$150,100.00) and 00/100's, Michael P. Hanle acted as Auctioner at said Mortgage Foreclosure sale; the amount of said bid being less than the indebtedness that was still owing under said mortgage.

NOW THEREFORE, in consideration of the premises, and the further sum of One Hundred Fifty Thousand One Hundred dollars (\$150,100.00) and 00/100's, paid by MARINE AND INLAND GUARANTY CORPORATION, by crediting said amount on the indebtedness owing under said mortgage, I, Michael P. Hanle, Auctioneer at said mortgage foreclosure sale, do grant, bargain, sell, and convey unto MARINE AND INLAND GUARANTY CORPORATION the following described

Real estate, situated in Shelby County, Alabama, to-wit:

Begin at the point of intersection of the East line of NE 1/4 of SE 1/4 of Section 2, Township 22, Range 3 West with the South line of the old Columbiana-Tuscaloosa public road and run thence in a Westerly direction along said road 900 feet, more or less; thence continue along said road in a Northwesterly direction 543 feet, more or less; thence continue in a westerly direction along said road 1034 feet to the point of beginning of land herein conveyed; thence continue in a Westerly direction along said road 210 feet, more or less, to the East line of the Montevallo-Ashville paved highway; thence along same in a Southerly direction 332 feet, more or less, to the Northwest corner of a lot owned by J.D. Holcombe, Jr.; thence East and perpendicular to said Montevallo-Ashville public road and along the North line of said J.D. Holcombe, Jr., lot 210 feet, more or less, to the Northeast corner of said J.D. Holcombe, Jr., lot; thence North and parallel with the East line of said Montevallo-Ashville Road 332 feet, more or less, to the point of beginning; being situated in Section 2, Township 22, Range 3 West, Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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WITNESS, my hand as Auctioneer at said mortgage foreclosure sale, this 2nd day of May,
1997.


MICHAEL P. HANLE, AUCTIONEER

STATE OF ALABAMA

JEFFERSON COUNTY

I, Karen J. Beavert, a Notary Public in and for the said County, in said State, hereby certify that Michael P. Hanle, whose name as Auctioneer at the mortgage foreclosure sale, referred to above is signed to the foregoing conveyance, and who is known to me acknowledged before me this day, that being informed of the contents of the conveyance, he, as Auctioneer at said mortgage foreclosure sale, executed the same voluntarily on the day the same dears date.

Given under my hand and official seal this 20th day of MAY, 1997.


NOTARY PUBLIC
MY COMMISSION EXPIRES: APR. 6, 1999.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst • 1997-16653

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SHELBY COUNTY JUDGE OF PROBATE
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