

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 FORTY NINE THOUSAND DOLLARS (149,000.00)} ~~and~~ ^{MA} ~~One Hundred~~ dollars (~~\$150,000.00~~) 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 Forty-nine Thousand dollars (\$149,000.00) 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:

Part of the SW 1/4 of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of SW 1/4 of SW 1/4 of Section 30, Township 19 South, Range 2 West, run in a southerly direction along the west line of said 1/4 - 1/4 section for a distance of 239.57 feet to the point of beginning; thence continue along last mentioned course for a distance of 240.17 feet; thence turn an angle to the left of 90 degrees, 09 minutes and leaving said 1/4 - 1/4 section line run in an easterly direction for a distance of 21.72 feet to a point on the westerly right of way line of U. S. Highway #31, South; thence turn an angle to the left of 81 degrees, 41 minutes, 30 seconds and run in a northeasterly direction along said right of way line for a distance of 278.41 feet; thence turn an angle to the left of 141 degrees, 04 minutes, 30 seconds and leaving said right of way line, run in a southwesterly direction for a distance of 52.15 feet; thence turn an angle to the right of 44 degrees, 20 minutes, 15 seconds and run in a westerly direction for a distance of 23.04 feet, more or less, to the point of beginning, containing 0.228 acres, more or less.

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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: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 6, 1999.
~~BONDED TOBY NOTARY PUBLIC UNDERWRITERS.~~

Inst # 1997-16654

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