

This instrument was prepared by:

James W. Fuhrmeister

/ GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER

P.O. Box 380275

Birmingham, Alabama 35238

Telephone: 991-6367

Inst # 1997-36481

FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

WHEREAS, RICKY R. ROPER and ANITA ROPER, husband and wife, did on March 8, 1981, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 410, page 946 which mortgage did convey the lands hereinafter described to JIM WALTER HOMES, INC., and said mortgage was assigned to JANICE H. DAVIS as recorded in the Office of the Probate Judge of Shelby County, Alabama as Instrument # 1996-40413; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, JIM WALTER HOMES, INC., and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: October 1, 8, and 15, 1997 in the Shelby County Reporter, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by James W. Fuhrmeister, as attorney-in-fact for the mortgagors and making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on November 6, 1997, and at said sale JANICE H. DAVIS was the highest bidder for the said property at and for the sum of EIGHTEEN THOUSAND EIGHT HUNDRED NINETY AND 9/100 Dollars (\$18,890.91), and said property was sold to the said JANICE H. DAVIS at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, JANICE H. DAVIS, by and through it's attorney-in-fact, James W. Fuhrmeister, duly authorized as aforesaid and James W. Fuhrmeister as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of EIGHTEEN THOUSAND EIGHT HUNDRED NINETY AND 9/100 Dollars (\$18,890.91), to me in hand paid by the said JANICE H. DAVIS receipt of which is hereby acknowledged, we so GRANT, BARGAIN, SELL and CONVEY unto the said

JANICE H. DAVIS the following
described real estate lying and being situated in the county of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

Subject to statutory rights of redemption; 1997 and subsequent years taxes and special assessments; and other defects, liens, etc. of record.

TO HAVE AND TO HOLD unto the said
JANICE H. DAVIS and assigns, forever.

IN WITNESS WHEREOF, the mortgagee, JANICE H. DAVIS, by and through it's attorney-in-fact, James W. Fuhrmeister and the said James W. Fuhrmeister as auctioneer and person making the sale, have hereunto set our hands and seals this 6th day of Nov. 1997

RICKY R. ROPER, Mortgagor

BY: [Signature]
Attorney-in-fact

ANITA ROPER, Mortgagor

BY: [Signature]
Attorney-in-fact

JANICE H. DAVIS, Mortgagee

BY: [Signature]

**AUCTIONEER AND PERSON MAKING THE
SAID SALE**

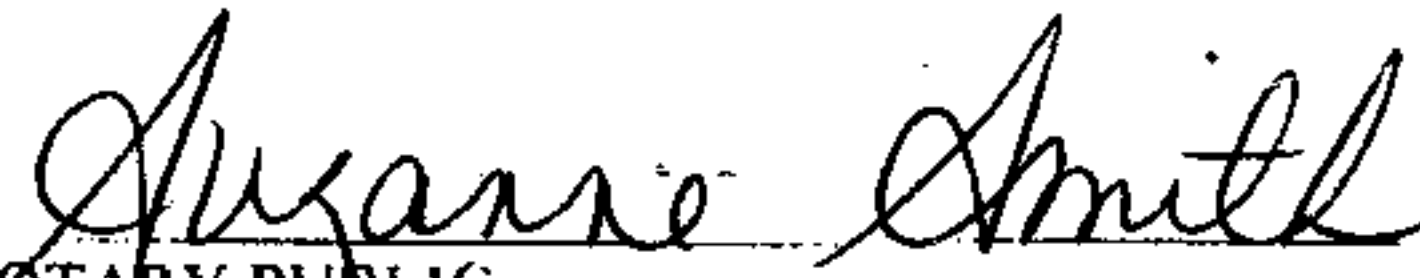
[Signature]
As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James W. Fuhrmeister, whose name as attorney-in-fact for RICKY R. ROPER and ANITA ROPER whose name as attorney-in-fact and agent for JANICE H. DAVIS, and whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact and agent, and as such auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 6th day of Nov., 1997


NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 19, 2000

EXHIBIT A

The South 120 feet of Lot 19 of the R. E. Whaley's Map of the Town of Maylene lying West of the West Bank of the Maylene Branch as recorded in Map Book 3, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1997-36481

11/06/1997-36481
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 17.00