

FORECLOSURE DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS on the 17th day of April, 1986, PAUL BYRAM and his wife PEARL BYRAM, now deceased, ("Mortgagee"), said Mortgagee now being RONALD FALKNER as a result of inheriting said mortgage from the original Mortgagees through the Last Will & Testament of PEARL BYRAM, executed a certain Mortgage to KATHY and KIM LUNSFORD, a married couple, ("Mortgagors"), which Mortgage is recorded in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS default was made in the payment of the indebtedness secured by the Mortgage, and the Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure and did give due and proper notice of the foreclosure of the Mortgage, in accordance with its terms, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of January 21, January 28, and February 04, 1998; and

WHEREAS on 11 February, 1998, the day on which the foreclosure sale was due to be held under the terms of the notice, during the legal hours of sale, the foreclosure sale was duly and properly conducted, and the Mortgage did offer for sale and sell at public outcry, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, the property described below; and

WHEREAS the highest and best bid obtained for the property described in the Mortgage was the bid of COLYN T. BRADLEY, a single man, in the amount of Twenty-Three Thousand Two Hundred and 00/100, (\$23,200.00) which sum was offered to be credited to the indebtedness secured by the Mortgage, and the property was then sold to COLYN T. BRADLEY, and

WHEREAS CLINT C. THOMAS, ATTORNEY AT LAW, ("Auctioneer") acted as auctioneer as provided in the Mortgage and conducted the sale; and

WHEREAS the Mortgage expressly authorized the person conducting the sale to execute to the purchaser at the sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of the credit of Twenty-Three Thousand Two Hundred and 00/100 (\$23,200.00) on the indebtedness secured by the Mortgage, the Mortgagor, by and through the Mortgagee, do hereby grant, bargain, sell, and convey to COLYN T. BRADLEY, a single man, the following real property situated in Shelby County, Alabama:

Lot 2, Block 264, according to the survey of the Town of Calera, Alabama, as recorded by resurvey of original survey of the Town of Calera, in Plat Book 3, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

02/11/1998-04704
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.50

Inst # 1998-04704

TO HAVE AND TO HOLD to COLYN T. BRADLEY, a single man, and his successors and assigns forever; 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.

IN WITNESS WHEREOF, the Mortgagor, by and through the Mortgagee, by and through the Auctioneer and Attorney-in-Fact, has caused these presents to be executed on this 11 day of FEB., 1998.

KATHY & KIM LUNSFORD

By: Clint C. Thomas
Clint C. Thomas, as Auctioneer
Conducting Said Sale and Attorney-
in-Fact

Inst # 1998-04704

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLINT C. THOMAS, ATTORNEY AT LAW, whose name as Auctioneer and Attorney-in-Fact for KATHY & KIM LUNSFORD, 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 this conveyance, he in his capacity as Auctioneer and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under by hand and official seal on this 11 day of FEB, 1998.

Carlene R. Hadaway
Notary Public

My commission expires:

My Commission Expires Dec. 1, 2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Clint C. Thomas, whose name as the auctioneer who conducted the said sale is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, Clint C. Thomas, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 11 Day of February, 1998.

Carlene R. Hadaway
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Dec. 1, 2001

This instrument was prepared by:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, AL 35040

02/11/1998-04704
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 34.50

2740 16th Street
Calera, AL 35040