

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That and Lee P. Houldsworth and Maggie B. Houldsworth did, on to-wit, the 1st day of April, 1994, execute a mortgage to West Star Financial, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1994/10623 and et seq., said mortgage being subsequently transferred and assigned by West Star Financial, a corporation, to Atlantic Mortgage and Investment, a corporation, by Instrument recorded in Instrument 1998/25153, in said Probate Office;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Atlantic Mortgage and Investment Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 12<sup>th</sup>, 19<sup>th</sup> and 26<sup>th</sup>, 1998; and

WHEREAS, on October 16, 1998, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Atlantic Mortgage and Investment Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

A parcel of Land situated in SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence as the SW corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the West line of said 1/4-1/4 section 703. 40 feet to the NW corner of Lot 6, according to the Survey of Little Oak Ridge Estates, First Sector; thence turn 90°06' right and run Easterly along the North line of said Lot 6 a distance of 185.53 feet to a point of beginning; thence continue along the same course 150.00 feet to a point on the Westerly right of way line of Ridge Drive; thence turn 90°00' left to the tangent of a curve to the right, said curve having a radius of 230.0 feet; thence run along said curve and said road right of way 140.50 feet; thence turn 116° 25' 53" left from the tangent of said curve and run Northwesterly 151.88 feet; thence turn 83° 34' 07" left and run 160.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to all prior easements and encumbrances of record.

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Shelby Resources, Inc., in the amount of Sixty-Six Thousand Seven Hundred Fifty-Five and 94/100 Dollars (\$66,755.94) and said property was thereupon sold to the said Shelby Resources, Inc., and

WHEREAS, said mortgage expressly authorized the Mortgagee or Auctioneer or any person conducting said sale of the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of payment in the amount of Sixty-Six Thousand Seven Hundred Fifty-Five and 94/100 Dollars (\$66,755.94) by said Shelby Resources, Inc., the said Lee P. Houldsworth and Maggie B. Houldsworth acting by and through the said Atlantic Mortgage and Investment Corporation, Inc., by H.L. Conwill as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Atlantic Mortgage and Investment Corporation, Inc., by H.L. Conwill, said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and H.L. Conwill, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Shelby Resources, Inc, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of Land situated in SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

11/20/1998-46408  
04:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 78.00

Inst # 1998-46408

Commence as the SW corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the West line of said 1/4-1/4 section 703. 40 feet to the NW corner of Lot 6, according to the Survey of Little Oak Ridge Estates, First Sector; thence turn 90°06' right and run Easterly along the North line of said Lot 6 a distance of 185.53 feet to a point of beginning; thence continue along the same course 150.00 feet to a point on the Westerly right of way line of Ridge Drive; thence turn 90°00' left to the tangent of a curve to the right, said curve having a radius of 230.0 feet; thence run along said curve and said road right of way 140.50 feet; thence turn 116° 25' 53" left from the tangent of said curve and run Northwesterly 151.88 feet; thence turn 83° 34' 07" left and run 160.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Shelby Resources, Inc., forever; subject, however, all prior easements and encumbrances of record, all rights of redemption which may apply at law or in equity, all taxes which are due and to any title infirmities arising prior to the date of the foreclosure sale (October 16, 1998).

IN WITNESS WHEREOF, the said Atlantic Mortgage and Investment Corporation, Inc., has caused this instrument to be executed by H.L. Conwill, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said H.L. Conwill, has executed this instrument in his capacity as such auctioneer on this the 16 day of October, 1998.

LEE P. AND MAGGIE B. HOULDSWORTH

By: ATLANTIC MORTGAGE and Investment Corporation, Inc.,  
Mortgagee or Transferee of Mortgagee

By: H.L. Conwill  
H.L. Conwill, as Auctioneer and  
The person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

ATLANTIC MORTGAGE AND INVESTMENT CORP., INC.  
Mortgagee or Transferee of Mortgagee

By: H.L. Conwill  
H.L. Conwill, as Auctioneer and  
The person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

H.L. Conwill  
H.L. Conwill, as Auctioneer and the  
Person conducting said sale for the Mortgagee  
Or Transferee of Mortgagee

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that H.L. Conwill, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 16 day of October, 1998.

THIS INSTRUMENT PREPARED BY:

ROMAINE S. SCOTT, III  
Post Office Box 530545  
Birmingham, Alabama 35253-0545

Ronita J. Davidson  
NOTARY PUBLIC  
GRANTEE'S ADDRESS:  
Post office Box 419  
Pelham, Alabama 35124

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