

THIS INSTRUMENT WAS PREPARED BY:

**Richard C. Shuleva, Attorney**  
**P.O. Box 607**  
**Pelham, Alabama 35124**

SEND TAX NOTICE TO:

*Michael R. Foyle*  
*730 Camp Branch Rd*  
*Albion Al. 35007*

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS,**

That whereas, heretofore, on, to-wit, **May 4, 1990**, **Thomas Weed**, a married man, executed a certain mortgage on property hereinafter described to **Robert M. Wright and wife, Rosemary Wright**, which said mortgage was recorded in **Book 290, Page 254**, in the Office of the Judge of Probate of **Shelby County, Alabama**. Thereafter, the said Thomas Weed conveyed the property made the subject of this foreclosure deed to **Michael Williams and wife, Melinda Williams**, and the said **Michael Williams and wife, Melinda Williams** did assume and agree to be responsible for said mortgage dated May 4, 1990. The deed transferring the subject property in which the said **Michael Williams and wife Melinda Williams** did assume and agree to be responsible for payment of said mortgage is recorded in **Real 290, Page 254**, in the Office of the Judge of Probate of **Shelby County, Alabama**; and,

WHEREAS, in and by said mortgage, the mortgagee, was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of **Columbiana, Shelby, County, Alabama**, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Robert M. Wright and wife, Rosemary Wright**, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the **Shelby County, Reporter**, a newspaper of general circulation published in **Shelby County, Alabama**, in its issues of **October 28, 1998, November 11, 1998 and November 18, 1998**, to be held on **December 17, 1998**.

WHEREAS, on **December 17, 1998**, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said

foreclosure was duly conducted and **Robert M. Wright and wife, Rosemary Wright** did offer for sale and sell at public outcry in front of the Courthouse in **Shelby County, Alabama**, the property hereinafter described; and,

WHEREAS, **Richard C. Shuleva**, was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said **Robert M. Wright and wife, Rosemary Wright**, and whereas, **MICHAEL R. FOGLE**, was/were the highest bidder(s) and best bidder(s), in the amount of **SEVENTY-SEVEN HUNDRED FIFTY-ONE Dollars (\$ 7751.00 )**, on the indebtedness secured by said Mortgage, the said **Robert M. Wright and wife, Rosemary Wright**, by and through **Richard C. Shuleva**, as Auctioneer conducting said sale, and as Attorney-in-Fact for **Robert M. Wright and wife, Rosemary Wright**, Mortgagee, and **Michael Williams and wife, Melinda Williams**, by and through **Richard C. Shuleva**, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said **MICHAEL R. FOGLE**, the following described property being situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the North ½ of the NW1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said 1/4-1/4 Section; thence run North along the West line of said 1/4-1/4 Section a distance of 281.26 feet; thence turn right 89 deg. 46 min. 24 sec. a distance of 1144.34 feet to the point of beginning; thence continue last course a distance of 180.0 feet; thence turn left 90 deg. 00 min. 00 sec. a distance of 889.52 feet to a point on a chert road; thence turn left 126 deg. 20 min. 32 sec. along said road a distance of 117.29 feet; thence turn left 09 deg. 35 min. 17 sec. along said road a distance of 95.78 feet; thence turn left 63 deg. 14 min. 45 sec. a distance of 776.90 feet to the point of beginning; being situated in Shelby County, Alabama.

All being situated in Shelby County, Alabama.

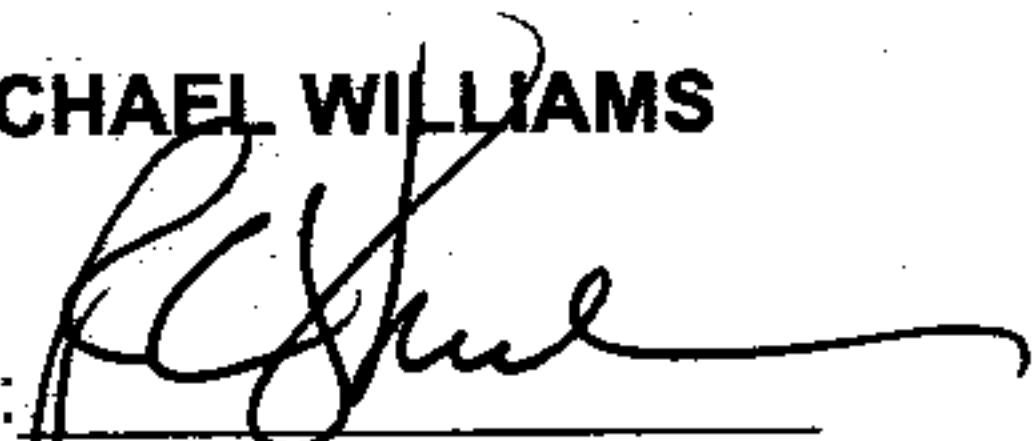
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitationns, if any, of record.

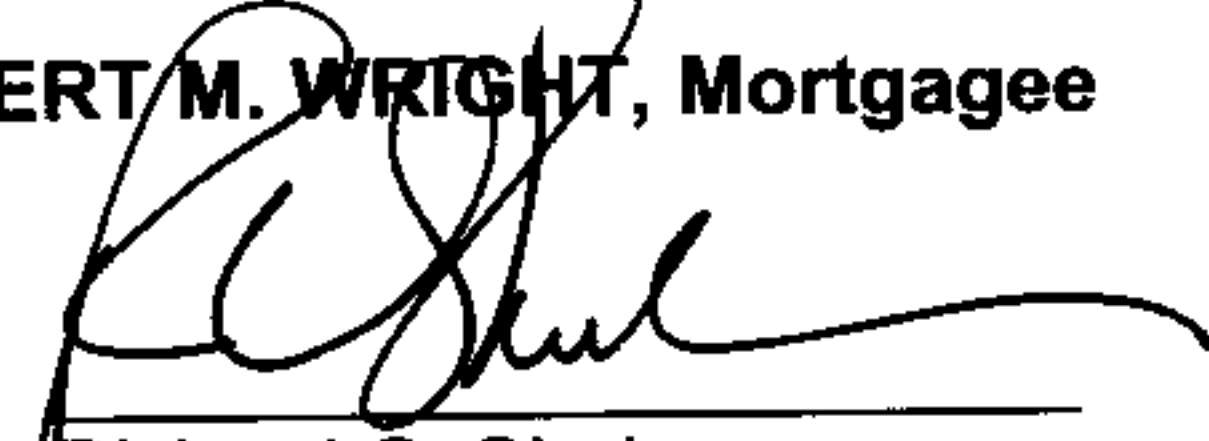
TO HAVE AND TO HOLD the above described property unto **MICHAEL R. FOGLE** his/her/their heirs and assigns forever, subject, however to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, **Robert M. Wright and wife, Rosemary Wright**, as Mortgagees, and **Michael Williams and wife, Melinda Williams**, have caused this instrument to be executed by and through **Richard C. Shuleva**, as Auctioneer conducting sale and as Attorney-in-Fact for all parties separately, and **Richard C. Shuleva**, as Auctioneer conducting said sale and as Attorney-in-Fact, for each of said parties, has hereto set his hand and seal on this the 17<sup>th</sup> day of Dec, 1998.

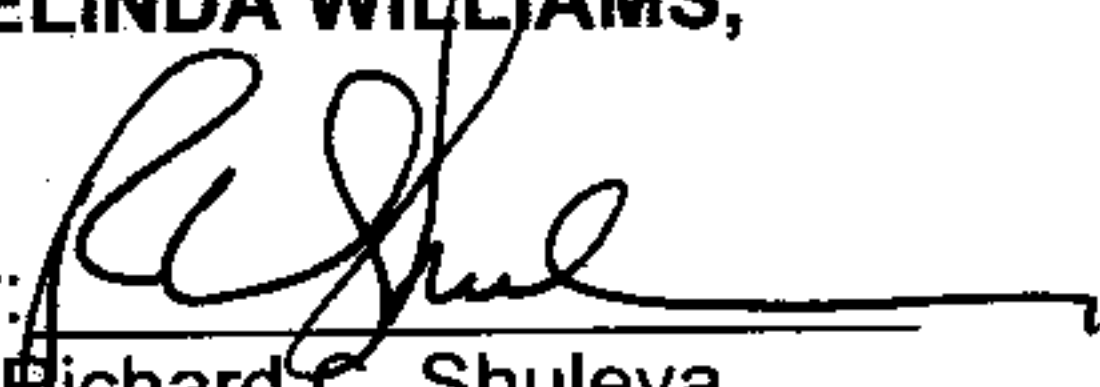
**MICHAEL WILLIAMS**

By:   
Richard C. Shuleva  
Auctioneer & Attorney-in-Fact

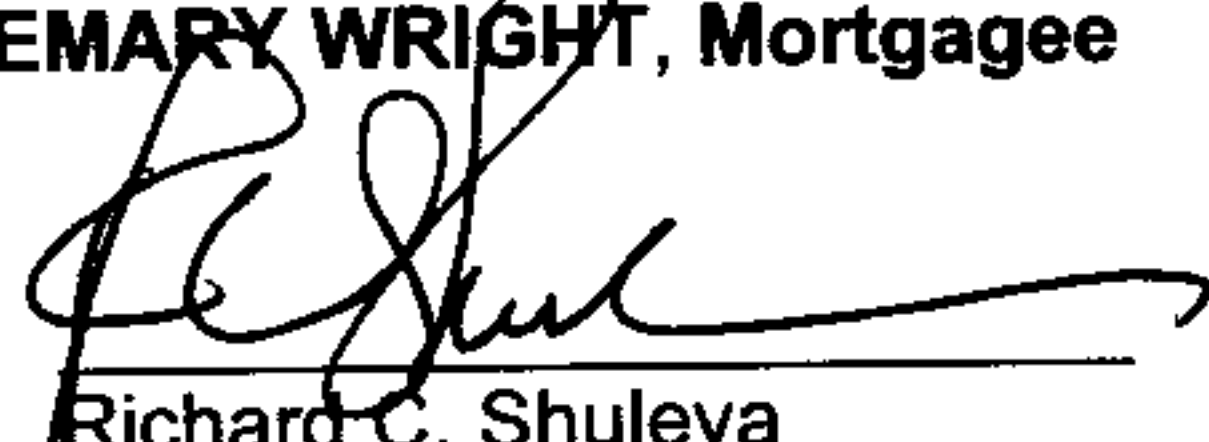
**ROBERT M. WRIGHT, Mortgagee**


By:   
Richard C. Shuleva  
Auctioneer & Attorney-in-Fact

**MELINDA WILLIAMS,**

By:   
Richard C. Shuleva  
Auctioneer & Attorney-in-Fact

**ROSEMARY WRIGHT, Mortgagee**

By:   
Richard C. Shuleva  
Auctioneer & Attorney-in-Fact

  
Richard C. Shuleva  
Auctioneer & Attorney-in-Fact

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Richard C. Shuleva**, whose name as Auctioneer and Attorney-in-Fact for **Robert M. Wright and wife, Rosemary Wright**, Mortgagees; and **Michael Williams and wife, Melinda Williams**, 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, he in his capacity as such Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of December, 1998.

August 5, 2000  
My Commission Expires

  
Notary Public