

SEND TAX NOTICE TO:
Union Planters PMAC, Inc.
P. O. Box 18001
Hattiesburg, MS 39404-8001
(#9010116040)

STATE OF ALABAMA)

COUNTY OF SHELBY)

Return To S. Campbell
Sirote & Permutt, P.C.
2222 Arlington Avenue
P. O. Box 55727
Birmingham, Alabama 35255

Inst # 1998-50849

12/21/1998-50849

01:49 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

004 CRH

18.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of September, 1997, Thomas Romaine Searcy and wife, Genevieve Cash Searcy, executed that certain mortgage on real property hereinafter described to Magnolia Federal Bank for Savings, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1997-33788; said mortgage subsequently transferred and assigned to Union Planters PMAC, Inc., recorded in Instrument 1998-39693; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County by publication once a week for three (3) 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Union Planters PMAC, Inc. 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 25, and December 2, 9, 1998; and

WHEREAS, on December 21, 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 Union Planters PMAC, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James Dennis Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Union Planters PMAC, Inc.; and

WHEREAS, Union Planters PMAC, Inc. was the highest bidder and best bidder in the amount of Two Hundred Fifty-Three Thousand, Five Hundred Seventeen and 68/100 Dollars (\$253,517.68) on the indebtedness secured by said mortgage, the said Union Planters PMAC, Inc., by and through James Dennis Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Union Planters PMAC, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above described property unto Union Planters PMAC, Inc., its successors/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 in the State of Alabama.

IN WITNESS WHEREOF, Union Planters PMAC, Inc., Mortgagee, has caused this instrument to be executed by and through James Dennis Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James Dennis Campbell, as said auctioneer and attorney-in-fact

for said Mortgagee, has hereto set his hand and seal on this 21st day of December, 1998.

Union Planters PMAC, Inc.

By:

James Dennis Campbell
Auctioneer and Attorney-in-Fact

James Dennis Campbell
Auctioneer Conducting Said Sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Dennis Campbell, whose name as auctioneer and attorney-in-fact for Union Planters PMAC, Inc., Mortgagee, 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 the conveyance, he, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 21st day of December, 1998.


Notary Public

My Commission Expires: 7/16/2001

This instrument prepared by:
Jerry E. Held, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

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EXHIBIT "A"

PARCEL I:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 175.61 FEET TO A POINT; THENCE TURN 75 DEGREES 25 MINUTES 57 SECONDS RIGHT AND RUN EAST-NORTHEASTERLY 312.94 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN SOUTHERLY 210.00 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN EASTERLY 210.00 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY 210.00 FEET TO A POINT; THENCE TURN 21 DEGREES 33 MINUTES 40 SECONDS LEFT AND RUN NORTHWESTERLY 368.23 FEET TO A POINT; THENCE TURN 89 DEGREES 48 MINUTES 55 SECONDS LEFT AND RUN WESTERLY 20.24 FEET TO A POINT; THENCE TURN 89 DEGREES 38 MINUTES 00 SECONDS LEFT AND RUN SOUTHERLY 349.83 FEET TO THE POINT OF BEGINNING.

THERE IS AN EASEMENT FOR INGRESS AND EGRESS TO THE PROPERTY THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 18.12 FEET TO A POINT; THENCE TURN 89 DEGREES 33 MINUTES 46 SECONDS LEFT AND RUN NORTHERLY 12.11 FEET TO THE POINT OF BEGINNING IN THE CENTERLINE OF A PUBLIC ROAD; THENCE TURN 89 DEGREES 42 MINUTES 54 SECONDS RIGHT AND RUN EASTERLY ALONG THE CENTERLINE OF A CHERT DRIVEWAY 240.0 FEET TO A POINT; THENCE TURN 19 DEGREES 10 MINUTES 40 SECONDS LEFT AND RUN ALONG CENTERLINE OF SAID DRIVEWAY 97.0 FEET TO A POINT; THENCE TURN 11 DEGREES 19 MINUTES 10 SECONDS LEFT AND RUN ALONG SAID CENTERLINE 17.38 FEET TO THE INTERSECTION OF SAID CENTERLINE OF DRIVEWAY WITH THE SOUTH LINE OF PROPERTY AND THE END OF EASEMENT.