

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS: That David L. Davis and wife, Dorothy M. Davis, did, on to-wit, June 21, 1993, execute a mortgage to Colonial Bank, which mortgage is recorded in Intrusment Number 1993-18983, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Colonial Bank 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 Birmingham News a newspaper of general circulation published in the City of Birmingham, Jefferson County, Alabama, in its issues of January 5, January 12, and January 19, 1999; and

WHEREAS, on January 26, 1999, 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 Colonial Bank did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Birmingham, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Colonial Bank, in the amount of Two Hundred Twenty Thousand Ninety One and 14/100 (\$220,091.14) Dollars, which sum the said Colonial Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Colonial Bank; and

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10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
023 KMS 14.50

Inst. # 1999-03976

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for 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 a credit of Two Hundred Twenty Thousand Ninety One and 14/100 (\$220,091.14) Dollars, on the indebtedness secured by said mortgage, Colonial Bank, acting by and through T. Boice Turner, Jr., the person conducting the sale for the Mortgagee does hereby grant, bargain, sell and convey unto Colonial Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 708, of the survey of Riverchase Country Club, 7th Addition as recorded in Map Book 8, Page 176, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Colonial Bank, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Colonial Bank has caused this instrument to be executed by T. Boice Turner, Jr., as auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof the said T. Boice Turner, Jr., has executed this instrument in his capacity as such auctioneer on this the 28th day of Jan, 1999.

MORTGAGOR:

David L. Davis and wife, Dorothy M. Davis

BY:

T. Boice Turner, Jr.
T. Boice Turner, Jr., Auctioneer
and Attorney-in-Fact

MORTGAGEE:

Colonial Bank

BY:

T. Boice Turner, Jr.
T. Boice Turner, Jr., Auctioneer
and Attorney-in-Fact

BY: T. Boice Turner, Jr.

T. Boice Turner, Jr., as Auctioneer
and the person conducting said sale

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that T. Boice Turner, Jr., whose name as Attorney-in-Fact for David L. Davis and wife, Dorothy M. Davis, whose name as Attorney-in-Fact for Colonial Bank, and whose name as Auctioneer and the person conducting said sale for the 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, he in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of Jan, 1999.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10/27/01

[SEAL]

ADDRESS OF GRANTEE:

This instrument prepared by:
WILSON, FUMROY, TURNER & ROBINSON
1431 Leighton Avenue - P. O. Box 2333
Anniston, Alabama 36201
(256) 236-4222

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