

STATE OF ALABAMA)
 :
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgages ("Mortgages") executed by Donald W. Baugh and wife, Sondra Baugh, to Central Bank, as Mortgagee, recorded in Book 304, Page 974, et seq., and Book 330, Page 670, et seq., respectively, of the records in the Office of the Judge of Probate of Shelby County, Alabama, which Mortgages were assigned to Mutual Savings Credit Union and Robert Neil Honea and Shirley Ann Honea ("Lenders"), by Order entered on April 17, 1998, by the Circuit Court for Shelby County, Alabama, in action styled *Honea, et al. v. Williamson, et al.*, Civil Action No. 93-411-NJ, recorded as Instrument No. 1998-20109, said Probate Office (the "Order"), and default having been made in the payment of the indebtedness owing by virtue of the liens established under such Order (the "Liens") so that by the terms of said Mortgages and Liens the same became subject to foreclosure;

WHEREAS, after such default and acting under the power of sale contained in said Mortgages and Liens, by virtue of such Order, Lenders caused to be published in the SHELBY COUNTY REPORTER, a newspaper published in Shelby County, Alabama, a notice setting forth that it would, during the legal hours of sale, on the 15th day of December, 1998, sell the land conveyed by said Mortgages and Liens to the highest bidder for cash at the Courthouse door of Shelby County, Alabama, which notice was published in the issues of said paper on November 18, 25, and December 2, 1998;

WHEREAS, at said Courthouse door at noon on the 15th day of December, 1998, the Lenders, by and through their agent, Mark S. Elwood, who was the auctioneer who conducted the foreclosure sale and who did proceed to sell the land described in the Mortgages and Liens in strict compliance with the terms of the powers of sale and pursuant to said notice, at which the Lenders did bid for said land the sum of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00), on the indebtedness secured by the Mortgages and Liens, which was the highest and best bid therefor and whereupon the land was sold to Lenders; and

WHEREAS, the Mortgages and Liens expressly authorized the Lenders to bid at the sale and purchase the land, if the highest bidder therefor, and authorized the Lenders or agent or any person conducting said sale for the Lenders to execute to the purchaser at the sale a deed to the land.

NOW, THEREFORE, in consideration of the premises and of the payment of the bid, Donald W. Baugh and wife, Sondra Baugh, acting by and through Lenders by Mark S. Elwood, as agent for the Lenders, do grant, bargain, sell and convey to Mutual

Savings Credit Union, Robert Neil Honea, and Shirley Ann Honea, all of their right, title and interest in and to the following-described property, situated in Shelby County, Alabama:

An undivided one-half interest (formerly owned by John D. Ford) in Lot 1, in Block 8, Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama

together with all the rights, privileges, tenements, and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD to Mutual Savings Credit Union, Robert Neil Honea, and Shirley Ann Honea, their heirs, successors and assigns, forever, subject to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

Executed in the name of Donald W. Baugh and wife, Sondra Baugh, acting through Lenders, by Mark S. Elwood, as agent for the Lenders pursuant to the powers contained in said mortgage, and for Lenders by Mark S. Elwood, as agent for the Lenders pursuant to the powers contained in said mortgage, this 15th day of December, 1998.

DONALD W. BAUGH and wife, SONDRA
BAUGH

By: Mark S. Elwood [SEAL]
Mark S. Elwood, Auctioneer and
Attorney-in-fact

MUTUAL SAVINGS CREDIT UNION,
ROBERT NEIL HONEA, and SHIRLEY ANN
HONEA

By: Mark S. Elwood [SEAL]
Mark S. Elwood, Auctioneer and
Attorney-in-fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark S. Elwood, whose name as auctioneer and attorney-in-fact is signed to the foregoing instrument, who signed the names of Donald W. Baugh and wife, Sondra Baugh, and also who signed the name of Mutual Savings Credit Union, Robert Neil Honea, and Shirley Ann Honea, to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and attorney-in-fact and the person conducting the same for Mutual Credit Savings Union, Robert Neil Honea, and Shirley Ann Honea, and as actions of Donald W. Baugh and wife, Sondra Baugh, mortgagors, under the Mortgages referred to in the foregoing deed.

Given under my hand and official seal this 16th day of February, 1999.

[NOTARIAL SEAL]

Diane H. Roberts
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 5, 2000.
My Commission Expires: Dec. 5, 2000
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Inst # 1999-07626

02/24/1999-07626
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NWS 13.50