

STATE OF ALABAMA)
JEFFERSON COUNTY)

Send tax notice to:
OMC, Inc.
1211 28th Street, South
Birmingham, AL 35205

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT,

WHEREAS, on August 26, 1996, Nelson Nieves and wife Barbara Nieves, executed a certain mortgage to OMC, Inc., recorded in Instrument #1996-28954, in the Probate Office of SHELBY County, Alabama, and,

WHEREAS, Default was made in payment of a portion of the indebtedness secured by and described in said mortgage and the holder and owner of said mortgage did declare the entire sum secured thereby to be due and payable, as provided by the terms of said mortgage, and said mortgage being and continuing in default and subject to foreclosure to and including November 5, 1999, and,

WHEREAS, under the power contained in said mortgage, the property described therein was advertised for sale more than twenty-one days by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in SHELBY County, Alabama, said notices appearing in the issues of said paper published on September 29, 1999, October 6, 1999, and October 13, 1999, and,

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, SHELBY County, Alabama, on November 5, 1999, during the legal hours of sale and the same was purchased by OMC, Inc., at and for the sum of \$51,842.82.

NOW THEREFORE, IN Consideration of the premises and of the payment to the said OMC, Inc., of the said sum of \$51,842.82, which sum was offered by bid, receipt whereof is hereby acknowledged, I, Alan C. Keith, as auctioneer, agent and attorney for mortgagee, by virtue of the power contained in said mortgage and the law in such cases made and provided, do hereby grant, bargain, sell and convey unto OMC, Inc., all of the right, title and interest, and claim of the same Nelson Nieves and wife Barbara Nieves, and of all persons and firms claiming under them, in and to the following real estate:

A part of the W 1/2 of the NW 1/4 of Section 36, Township 21, Range 1 West, described as follows: Begin at the point of intersection of the South line of the NW 1/4 of the NW 1/4 of Said Section with the West line of the public road leading from Columbiana to Shelby; and run thence in a NW direction along the West line of said road 186 feet to the South line of the extension of a narrow road, running East from the right of way of the Louisville & Nashville Railroad; thence SW along the South line of the extension of said narrow road approximately 243 feet to the East line of the right of way of the Louisville & Nashville Railroad Company; thence Southeast along the Eastern margin of the right of way of said Louisville & Nashville Railroad 641 feet to the North line of the Caughey Stone lot and cross fence; thence a little north of east along said cross fence or north line of said Stone lot 286 feet to the West line of said public road; thence Northwest along said road 450 feet to the point of beginning, and containing two acres, more or less. Situated in Shelby County, Alabama.

LESS AND EXCEPT that certain parcel of land intended to be conveyed to Ellis and Lallage Bentley as recorded in Deed Book 226, Page 812; Deed Book 243, Page 722; Deed Book 243, Page 723; Deed Book 247, Page 658, in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intention of grantor herein to convey to the grantee herein that certain property described in Deed Book 100, Page 196 in the Office of the Judge of Probate of Shelby County, Alabama, LESS and EXCEPT the parcels conveyed to Ellis and Lallage Bentley.

To have and to hold, unto the said OMC, Inc., its successors and assigns forever.

And I, in my capacity as auctioneer, agent and attorney, covenant with the said OMC, Inc., that to the best of my knowledge, said premises are free from all encumbrances; that I, as agent, auctioneer and attorney, have a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I, Alan C. Keith, as auctioneer, agent and attorney for mortgagee have hereunto set my hand and seal this November 5, 1999.



Alan C. Keith, agent and attorney
for mortgagee (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

On November 5, 1999, I, the undersigned, a Notary Public in and for said State and County, hereby certify that Alan C. Keith, whose name as agent and attorney for OMC, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this November 5, 1999.

My Commission Expires:
February 20, 2000



Notary Public (SEAL)

This document prepared by:
Alan C. Keith, Attorney
3525 Lorna Ridge Drive, Ste. 100
Birmingham, AL 35216

Inst # 1999-49809
12/09/1999-49809
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 10.50