

*This Instrument Prepared By:*  
James W. Fuhrmeister  
ALLISON, MAY, ALVIS, FUHRMEISTER,  
KIMBROUGH & SHARP, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 2000-37700

## DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA           )  
                                          )  
COUNTY OF SHELBY        )

This indenture made and entered into this 30<sup>th</sup> day of October, 2000 by and between the undersigned, CARL H. GOLSON and wife REGINA C. GOLSON ("Mortgagor") and REGIONS BANK, a banking organization ("Mortgagee").

### Witnesseth

THAT, WHEREAS, a mortgage was executed by Mortgagor to Mortgagee on the 10<sup>th</sup> day of March, 1999 to secure an indebtedness of \$140,000.00 (the "Mortgage"), and

WHEREAS, said indebtedness is due and payable, and the Mortgagor is unable to pay same but is desirous of saving expense of a foreclosure of said Mortgage under the power of sale contained in same;

NOW, THEREFORE, in consideration of the premises, and in further consideration of the sum of Ten Dollars (\$10.00) in hand paid to the Mortgagor by the Mortgagee, the receipt and sufficiency whereof is hereby acknowledged, the Mortgagor has granted, bargained, and sold, and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto the Mortgagee the following described property, situated in Shelby County, Alabama:

See Exhibit "A" for legal description.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise pertaining.

To have and to hold the said above-described property unto the said Mortgagee and unto the Mortgagee's successors, heirs and assigns, in fee simple.

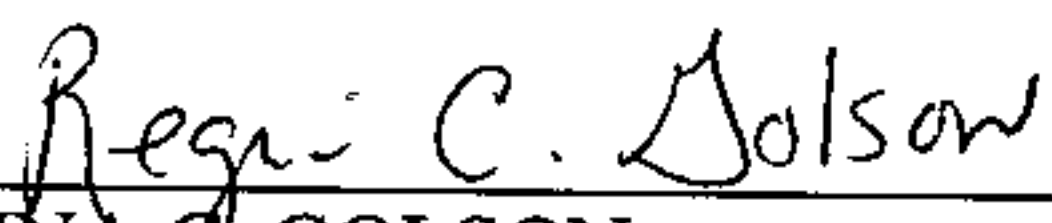
It is agreed between the parties to this instrument that the same shall operate and have the effect as though said Mortgage had been foreclosed under the power contained in same, and the property herein described purchased by the said Mortgagee at and for the

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sum of One Hundred Forty-Two Thousand Eight Hundred Seventy-Three and 80/100 Dollars (\$142,873.80).

In testimony of all which the Mortgagor have hereunto set their hands and seals on the day and date first written above.

  
\_\_\_\_\_  
CARL H. GOLSON  
Mortgagor

  
\_\_\_\_\_  
REGINA C. GOLSON  
Mortgagor

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CARL H. GOLSON and wife REGINA C. GOLSON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of October, 2000.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 5/21/03

EXHIBIT A

Part of Lot 11, Valley Dale Estates, as recorded in Map Book 4, Page 90, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the southern or south corner of the above described Lot 11 and in a northwesterly direction along the southwesterly line of said Lot 11 run a distance of 270.09 feet, to the point of beginning. thence turn an angle of 86 degrees, 29 minutes, 39 seconds, to the right for a distance of 99.93 feet. thence turn an angle of 86 degrees 29 minutes 59 seconds to the left for a distance of 201.0 feet to the right of way of Valleydale road, said point being on the arc of a curve running concave to the left in a southwesterly direction and having a radius of 2571.71 feet and a central angle of 6 degrees 21 minutes 20 seconds. thence continue a southwesterly along the arc of said curve and the right of way of said road for a distance of 75.89 feet to the P.T. of said curve, thence continue southwesterly along the tangent extended of said curve and right of way of said road for 24.11 feet to the westerly corner of the above described Lot 11, thence turn an angle of 85 degrees 17 minutes 10 seconds to the left and run along southwesterly line of said Lot 11 for 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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