

This Instrument Prepared By:
Patrick S. Flynn
CHRISTIAN & SMALL LLP
505 North 20th Street, Suite 1800
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

Inst # 2000-39693

11/15/2000-39693
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, Larry Burch and wife, Donna F. Burch, did execute to First Bank of Childersburg a certain mortgage bearing date of the 25th day of June, 1996, which mortgage is recorded in the Office of the Probate Judge of Shelby County, Alabama, as Instrument Number 1996-31155 to secure an indebtedness evidenced by the Promissory Note therein described;

WHEREAS, said Mortgage was later assigned to **Citizens Credit Services, Inc.** (sometimes herein referred to as "Mortgagee") on November 23, 1999;

WHEREAS, default was made in payment of said Note secured by said Mortgage, and Mortgagee, elected to declare the entire indebtedness secured by said Mortgage due and payable under the power of sale contained in said Mortgage;

WHEREAS, pursuant to the power of sale contained in said Mortgage the undersigned did cause to be published in the The Alabama Messenger, a newspaper published in the City of Columbiana, Shelby County, Alabama, in the issues of October 25, November 1 and November 8, 2000, a notice stating that under and by virtue of the power of sale contained in said Mortgage, the undersigned would sell, at public outcry, to the highest bidder for cash in front of the Courthouse door of the Shelby County Courthouse, Columbiana, Alabama, during the legal hours of sale, on the 15th day of November, 2000, the Real Estate described in said Mortgage, a description of which is herein set out;

WHEREAS, at the time and place stated in said notice, the undersigned **Citizens Credit Services, Inc.** did on the 15th day of November, 2000, by and through Melissa Boles, as Auctioneer, offer said property for sale to the highest bidder for cash, and at said sale Citizens Credit Services, Inc. became the purchaser of said property at and for the sum of fifty thousand dollars and no/100 (\$ 50,000.00) cash, that being the highest and best bid for said property at said sale;

WHEREAS, Melissa Boles conducted said sale on behalf of the said **Citizens Credit Services, Inc.**, as its Auctioneer;

WHEREAS, said Mortgage expressly authorizes the person conducting said sale to execute to the purchaser at said sale a foreclosure deed to the property as purchased;

NOW THEREFORE, in consideration of the sum of fifty thousand dollars and no/100 (\$ 50,000.00) paid by Citizens Credit Services, Inc. as Mortgagee, and the said **Citizens Credit Services, Inc.**, by and through Melissa Boles, as Auctioneer, does grant, bargain, sell, convey unto the said Citizens Credit Services, Inc. the following described Real Estate which is situated in Shelby County, Alabama:

A tract or parcel of land situated in Shelby County, Alabama, and lying and being in the SW 1/4 of NE 1/4 of Section 9, Township 19 South, Range 2 East, more particularly described as follows, to-wit:

Commence at the NW corner of the SW 1/4 of the SE 1/4 of the above mentioned Section 9 and proceed North 89 degrees 00 minutes East along the West boundary of said Quarter section for a distance of 321.3 feet to a point on a fence; thence North 01 degrees 00 minutes West along the above mentioned fence for a distance of 1465 feet, more or less, to the point of beginning of the property herein described; thence continue North 01 degrees 00 minutes west for a distance of 80 feet to a point; thence North 08 degrees 20 minutes East for a distance of 610.5 feet to a point in the center of County Road No. 81; thence South 76 degrees 48 minutes West along the center of said road for a distance of 156.5 feet; thence South 76 degrees 46 minutes West along the center of road for a distance of 178.5 feet; thence South 06 degrees 20 minutes West for a distance of 625 feet to a point; thence North 89 degrees 00 minutes East for a distance of 331 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to all prior easements and encumbrances of record.

TO HAVE AND TO HOLD unto the said Citizens Credit Services, Inc., their successors, and assigns forever, subject however to the statutory right of redemption on the part of **Larry Burch and wife, Donna F. Burch.**

IN WITNESS WHEREOF, **Citizens Credit Services, Inc.**, as Mortgagee, by Melissa Boles, as Auctioneer, have hereunto set their hand and seal this the 15th day of November, 2000.

Citizens Credit Services, Inc.

By: *Melissa Boles*
Melissa Boles
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Melissa Boles, whose name as Auctioneer for **Citizens Credit Services, 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, as such Auctioneer and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this the 15th day of November, 2000.

Dana R. Jones
NOTARY PUBLIC

My Commission Expires: 7-5-03

Grantee's Address and
Request for Tax Notices:

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