

*This instrument was prepared by:*  
Wm. Randall May  
**ALLISON, MAY, ALVIS, FUHRMEISTER, KIMBROUGH,  
& SHARP, L.L.C.**  
1300 Corporate Drive  
Birmingham, Alabama 35242  
Telephone: 991-6367

## FORECLOSURE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WHEREAS, **Melissa Marsh Goodwin and Jimmy L. Goodwin**, did on June 7, 1996, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 1996-18867, which mortgage did convey the lands hereinafter described to **John W. May and wife, Frances G. May**; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, John W. May and wife, Frances G. May, and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: June 12, 19, and 26, 2002 in the Shelby County Reporter, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Wm. Randall May, as attorney-in-fact for the mortgagors and making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on July 15, 2002 and at said sale **Avalanche Investments, Inc.** was the highest bidder for the said property at and for the sum of **Twelve Thousand Six Hundred Fifty and 00/100 Dollars (\$ 12,650.00 )**, and said property was sold to the said **Avalanche Investments, Inc.** at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, John W. May and wife, Frances G. May, by and through their attorney-in-fact, Wm. Randall May, duly authorized as aforesaid and Wm. Randall May as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of **Twelve Thousand Six Hundred Fifty and 00/100 Dollars (\$ 12,650.00)**, to me in hand paid by the said **Avalanche Investments, Inc.**, receipt of which is hereby acknowledged, we so GRANT, BARGAIN, SELL and CONVEY unto the said **Avalanche Investments, Inc.**, the following described real estate lying and being situated in the county of , State of Alabama, to-wit:

**Lot 7, Block 6, according to the Survey of Second Addition to Pine Grove Camp, as recorded in Map Book 4, Page 8, in the office of the Judge of Probate of Shelby County, Alabama.**

**Subject to statutory rights of redemption; 1997 and subsequent years taxes and special assessments; and other defects, liens, etc. of record.**

TO HAVE AND TO HOLD unto the said **Avalanche Investments, Inc.** and assigns, forever.

IN WITNESS WHEREOF, the mortgagee, John W. May and wife, Frances G. May, by and through their attorney-in-fact, Wm. Randall May and the said Wm. Randall May as auctioneer and person making the sale, have hereunto set our hands and seals this 15<sup>th</sup> day of JULY 2002.

**Melissa Marsh Goodwin and Jimmy L. Goodwin,  
Mortgagor(s)**

BY: [Signature]  
Attorney-in-fact

**John W. May and Frances G. May, Mortgagee(s)**

BY: [Signature]  
Attorney-in-fact

**AUCTIONEER AND PERSON MAKING THE  
SAID SALE**

[Signature]  
Wm. Randall May, as the Auctioneer and person  
making said sale

STATE OF ALABAMA )  
  )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Wm. Randall May, whose name as attorney-in-fact for **Melissa Marsh Goodwin and Jimmy L. Goodwin** and whose name as attorney-in-fact and agent for **John W. May and Frances G. May**, and whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact and agent, and as such auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 15<sup>th</sup> day of July, 2002

[Signature]  
NOTARY PUBLIC

My Commission Expires: 2-2-05