

STATE OF ALABAMA)
COUNTY OF SHELBY)

ROBERT A. SAVELL

THIS FORECLOSURE DEED made this 13th day of September, 2002, between ROBERT A. SAVELL, Party of the First Part, and CHARLOTTE MARTIN AND ROGER JONES, Parties of the Second Part;

WITNESSETH:

WHEREAS, the ROBERT A. SAVELL, an unmarried man, heretofore executed to CHARLOTTE MARTIN AND ROGER JONES, herein called the Mortgagee, a certain mortgage dated November 22, 1999, and recorded in Instrument #1999-48439, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and CHARLOTTE MARTIN AND ROGER JONES were the owners thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and CHARLOTTE MARTIN AND ROGER JONES thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 31st day of July, 2002, the 7th day of August, 2002 and the 14th day of August, 2002, that they would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 23rd day of August, 2002; and

WHEREAS, on the 23rd day of August, 2002, the foreclosure sale was postponed until the 13th day of September, 2002, and notice was given by publication in the Shelby County Reporter; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in The Shelby County Reporter, and CHARLOTTE MARTIN AND ROGER JONES became the purchaser of the hereinafter described property at and for the sum of \$100,000.00 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CHARLOTTE MARTIN AND ROGER JONES.

NOW THEREFORE, in consideration of the premises, the Party of the First Part and CHARLOTTE MARTIN AND ROGER JONES, all acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto CHARLOTTE MARTIN AND ROGER JONES, the following described real property situated in Shelby County, Alabama, to-wit:

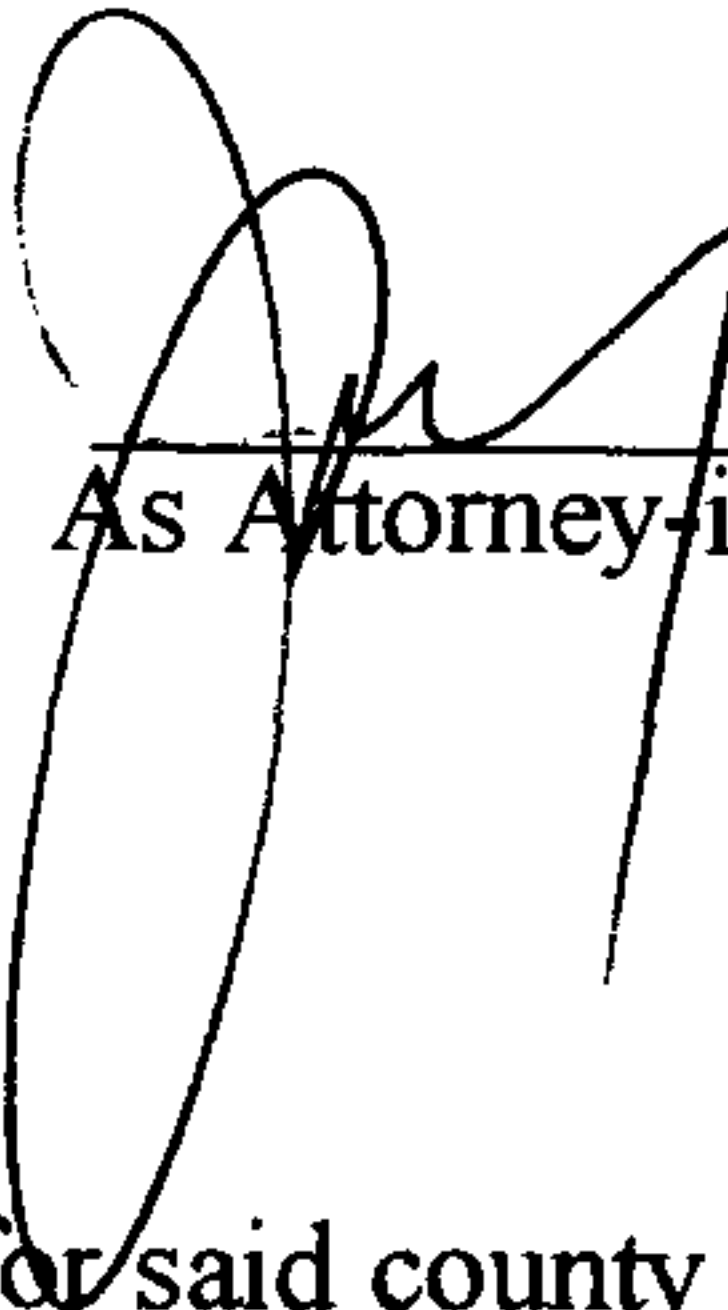
A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 18; thence run in an Easterly direction along the south line of said 1/4-1/4 Section 409.08 feet to a point; thence an angle left of 68 deg. 37 min. and run in a Northeasterly direction 151.52 feet to a point; thence an angle right of 74 deg. 44 min. and run in a Northeasterly direction 41.31 feet to the Point of Beginning on the East line of Fungo Hollow Road (County Road No. 35); thence continue in direction of last described course 216.63 feet; thence an angle left of 69 deg. 02 min. and run in a Northeasterly direction 135.42 feet to a point; thence an angle left of 91 deg. 21 min. 35 sec. and run in a Northwesterly direction 202.28 feet to a point on the East line of Fungo Hollow Road; thence an angle left of 85 deg. 38 min. 25 sec. and run Southwesterly along said East line 8.75 feet to a point; thence an angle left of 1 deg. 06 min. and continue Southwesterly along said East line 99.62 feet; thence an angle left of 4 deg. 01 min. and continue Southwesterly along said East line 99.90 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto CHARLOTTE MARTIN AND ROGER JONES, their heirs and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to CHARLOTTE MARTIN AND ROGER JONES under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, ROBERT A. SAVELL, CHARLOTTE MARTIN AND ROGER JONES have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

20021009000494180 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
10/09/2002 12:05:00 FILED/CERTIFIED

BY:



As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for ROBERT A SAVELL, CHARLOTTE MARTIN AND ROGER JONES 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 attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of September, 2002.

Anne P. Marshall

Notary Public

My Commission Expires: 3-13-2002

THIS INSTRUMENT PREPARED BY:
JAMES J. ODOM, JR.
POST OFFICE BOX 11244
BIRMINGHAM, AL 35202-1244