200601300000046940 1/4 \$22.00 Shelby Cnty Judge of Probate, AL 01/30/2006 11:40:12AM FILED/CERT

STATE OF ALABAMA)	
)	CORRECTED MORTGAGE
SHELBY COUNTY)	FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS To Add less and Except Legal

THAT, WHEREAS, heretofore, on to-wit, 30th day of March, 2000, Thomas H. Morris, unmarried, executed a certain mortgage on property hereinafter described to First National Bank of Shelby County, which said mortgage is recorded in Inst#2000-10286 in the Office of the Probate Judge in Shelby County, Alabama; and

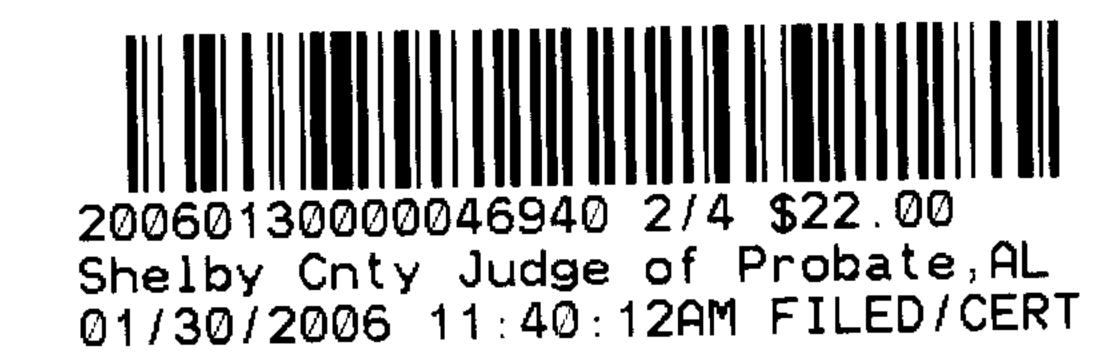
WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First National Bank of Shelby County did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of August 24, August 31, and September 7, 2005.

WHEREAS, on the 14th day of September, 2005, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said First National Bank of Shelby County did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said First National Bank of Shelby County; and

WHEREAS, the said Avalanche Investments, Inc. was the highest bidder in the amount of



Seventeen Thousand Five Hundred One and 00/100 Dollars (\$17,501.00), which sum of money First National Bank of Shelby County offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Avalanche Investments, Inc.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Seventeen Thousand Five Hundred One and 00/100 Dollars (\$17,501.00), the said Thomas H. Morris and First National Bank of Shelby County by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Avalanche Investments, Inc. AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

PARCEL I:

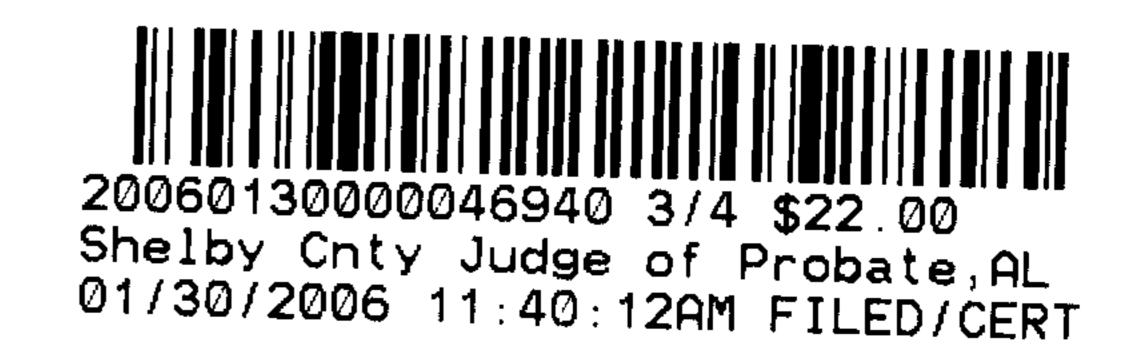
Beginning at the Southeast corner of the SE ¼ of SW ¼ Section 5, Township 21 South, Range 1 East; thence North along the East boundary of the said SE ¼ of SW ¼, a distance of 680.39 feet to a point; thence an angle of 90 degrees 25 minutes to the left and run Westerly a distance of 320.2 feet to a point; thence turn an angle of 89 degrees 35 minutes to the left and run Southerly a distance of 680.39 feet to a point; thence turn an angle of 90 degrees 25 minutes to the left and run Easterly a distance of 320.2 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT

A parcel of land situated in the Southeast ¼ of the Southwest ¼ of Section 5 and the Northeast ¼ of the Northwest ¼ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a grader blade found at the SE corner of the Southeast ¼ of the Southwest ¼ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West along the South line of Section 5 for 612.36 feet to a 5/8" rebar set at the POINT OF BEGINNING; thence North 0 degrees 11 minutes 03 seconds West, 440.25 feet to a 5/8" rebar set; thence North 89 degrees 20 minutes 43 seconds East, 294.11 feet to a 2" (od) open pipe found; thence South 0 degrees 43 minutes 53 seconds East, 506.90 feet to a 5/8" rebar set on the northerly right of way line of Alabama Highway 25; thence South 79 degrees 54 minutes 51 seconds West along said line 303.46 feet to a 5/8" rebar set; thence North 0 degrees 11 minutes 03 seconds West, 116.39 feet to the POINT OF BEGINNING.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Avalanche



Investments, Inc., /its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Thomas H. Morris, and First National Bank of Shelby County has caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the _____! day of September, 2005.

Thomas H. Morris

BY:

Burt W. Newsome Attorney-in-Fact

FIRST NATIONAL BANK OF SHELBY COUNTY

BY:

Burt W. Newsome

as Attorney-In-Fact and Agent

BY:

Burt W. Newsome as the Auctioneer

and person making said sale

STATE OF ALABAMA

TUSCALOOSA COUNTY

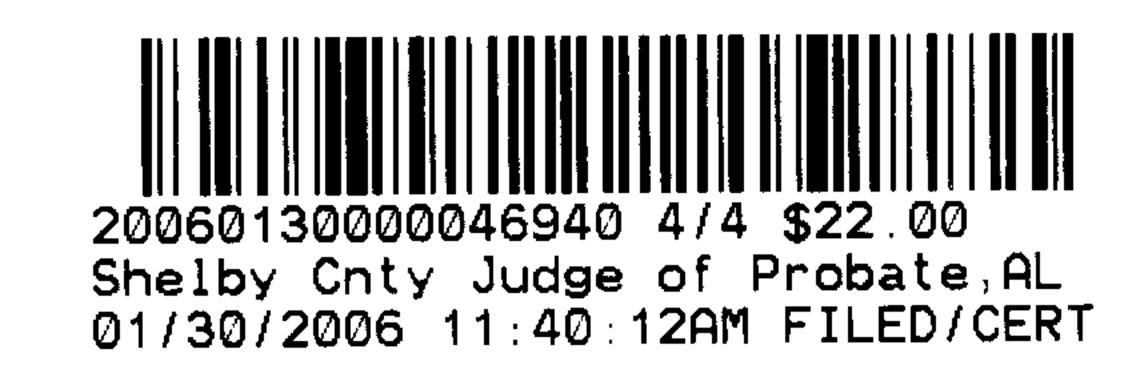
I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Thomas H. Morris, whose name as Attorney-in-Fact and agent for First National Bank of Shelby County is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 14th day of September 2005.

Notary Public in and for

the State of Alabama at Large

My Commission Expires 8/10/08



THIS INSTRUMENT PREPARED BY:
BURT W. NEWSOME
NELSON, DORROH & NEWSOME, L.L.C.
ATTORNEYS AT LAW
2216 14th Street
Post Office Box 1788
Tuscaloosa, Alabama 35403
(205) 349-3449