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Shelby Cnty Judge of Probate, AL  
10/23/2009 03:47:51 PM FILED/CERT

STATE OF ALABAMA                    )  
  )     MORTGAGE FORECLOSURE DEED  
SHELBY COUNTY                     )

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit April 20, 2001 Alfred W. Clark, Jr. and wife, Janice O. Clark executed a certain mortgage on property on property hereinafter described to C.C. Crumpton and Jewell Crumpton, as mortgagees, which said mortgage is recorded as Instrument Number #2001-18014 in the Office of the Judge of Probate of 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 Clarence Chesteen Crumpton, by and thru his personal representative, Brian Crumpton pursuant to Probate Case # PR-2009-000352, and Jewell Crumpton, by and thru her personal representatives of Billie Faye Zalcmann and Brian Crumpton pursuant to Probate Case # PR-2009-000353, 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 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 September 16, September 23, September 30 and October 14, 2009, WHEREAS, on the 21st day of October, 2009, 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 Laurie Boston Sharp as Attorney-in-Fact for the said Estates of Clarence Chesteen Crumpton and Jewell Crumpton did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Laurie Boston Sharp was the auctioneer who conducted said foreclosure sale for the said Estates of Clarence Chesteen Crumpton and Jewell Crumpton, and

WHEREAS, Brian Crumpton and Billie Faye Zalzman, as the Personal Representatives of the Estate of Jewell Crumpton, were the highest bidder in the amount of THREE HUNDRED SEVENTY-FIVE THOUSAND TWO HUNDRED THIRTY-TWO and 09/100 DOLLARS (\$375,232.09), which sum of money Brian Crumpton and Billie Faye Zalzman, as the Personal Representative for the Estate of Jewell Crumpton offered to apply to the costs of foreclosure, unpaid taxes, and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Billie Faye Zalzman and Brian Crumpton, as the Personal Representatives of the Estate of Jewel Crumpton, said estate filed in the Probate Court of Shelby County, Alabama and indentified as Case No. PR-2009-000353.

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, and the amount of THREE HUNDRED SEVENTY-FIVE THOUSAND TWO HUNDRED THIRTY-TWO and 09/100 DOLLARS (\$375,232.09), the said Alfred W. Clark, Jr. and wife, Janice O. Clark and Brian Crumpton, as the Personal Representative of the Estate of Clarence Chesteen Crumpton, PR-2009-000352, and Brian Crumpton and Billie Zalzman, as the Personal Representatives of the Estate of Jewell Crumpton, PR-2009-000353, by and through Laurie Boston Sharp, 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 Brian Crumpton and Billie Zalcmán, as  
the Personal Representatives of the Estate of Jewell Crumpton, PR-2009-000353, AS IS,  
WHERE IS, the following described property situated in Shelby County, Alabama, to-  
wit;

Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run south along the west line of section 14 a distance of 660.60 feet to the point of beginning; thence continue along the last course along said section line 279.20 to a point; thence turn left 92 degrees, 12 minutes, 42 seconds and run Easterly 355.63 feet; thence right 116 degrees, 05 minutes, 44 seconds and run Southwesterly a distance of 222.54 feet; thence left 0 degrees, 57 minutes, 27 seconds, and run Southwesterly 110.73 feet; thence left 111 degrees, 30 minutes, 53 seconds and run Easterly 544.03 feet to a point on the Westerly right-of-way of State Highway #119 having a central angle of 3 degrees, 32 minutes, 10 seconds and a radius of 3130.00 feet; Thence left 68 degrees, 43 minutes, 52 seconds from tangent in a northeasterly direction along said right-of-way 193.17 feet to the point of tangent; Thence run northeasterly along tangent 215.29 feet; thence left 115 degrees, 56 minutes, 09 seconds and run Westerly leaving said right-of-way, 562.24 feet; thence right 112 degrees, 18 minutes, 06 seconds and run Northeasterly 200.00 feet; Thence left 112 degrees, 20 minutes, 57 seconds and run Westerly 467.22 feet to the point of beginning, **LESS AND EXCEPT** that portion conveyed by separate deed and described as follows: Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run south along the west line of section 14 a distance of 939.80 feet to a point; thence turn left 92 degrees, 12 minutes, 42 seconds and run Easterly 355.63 feet thence right 116 degrees, 05 minutes, 44 seconds and run Southwesterly a distance of 130.10 feet to the point of beginning of the parcel herein descried; thence continue along the same course a distance of 92.44 feet; thence left 0 degrees, 57 minutes, 27 seconds and run Southwesterly 110.73 feet; Thence left 111 degrees, 30 minutes, 53 seconds and run Easterly 544.03 feet to a point on the Westerly right-of-way of State Highway #119 having a central angle of 3 degrees, 32 minutes, 10 seconds and a radius of 3130.00 feet; Thence left 68 degrees, 43 minutes, 52 seconds from tangent in a northeasterly direction along said right-of-way 193.17 feet to the point of tangent; Thence turn in a westerly direction 544.03 feet, more or less, to the western boundary of the parcel herein described.


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, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Brian Crumpton and Billie Zalcmán, as the Personal Representatives of the Estate of Jewell Crumpton, PR-2009-000353, their heirs, 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 Alfred W. Clark, Jr. and wife Janice O. Clark, and Brian Crumpton, as the Personal Representative of the Estate of Clarence Chesteen Crumpton, PR 2009-000352, and Brian Crumpton and Billie Zalcman, as the Personal Representatives of the Estate of Jewell Crumpton, PR-2009-000353 have caused this instrument to be executed by and through Laurie Boston Sharp, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Laurie Boston Sharp has hereto set her hand and seal on this the 24th day of October, 2009.


ALFRED W. CLARK, JR. AND JANICE O. CLARK

BY:   
Laurie Boston Sharp  
Attorney-in-Fact


BRIAN CRUMPTON, PERSONAL REPRESENTATIVE  
OF THE ESTATE OF CLARENCE CHESTEEN  
CRUMPTON

BY:   
Laurie Boston Sharp  
as Attorney-in-Fact and Agent

BRIAN CRUMPTON and BILLIE F. ZALCMAN,  
PERSONAL REPRESENTATIVES OF THE ESTATE OF  
JEWELL CRUMPTON

BY:   
Laurie Boston Sharp  
as Attorney-in-Fact and Agent

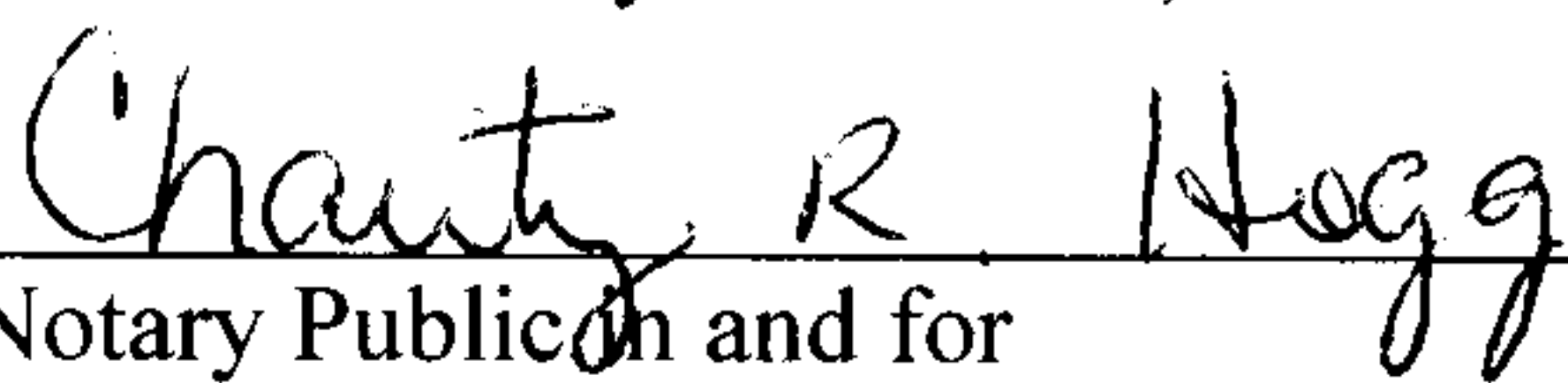


BY:   
Laurie Boston Sharp as the Auctioneer  
and person making said sale

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )


I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Laurie Boston Sharp whose name as Attorney-in-Fact for Alfred W. Clark, Jr. and wife Janice O. Clark, whose name as Attorney-in-Fact and agent for Brian Crumpton, as Personal Representative of the Estate of Clarence Chesteen Crumpton, whose name as Attorney in Fact and agent for Brian Crumpton and Billie F. Zalzman, as Personal Representatives of the Estate of Jewell Crumpton 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, she, in her 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 24th day of October, 2009.

  
Notary Public in and for  
The State of Alabama at Large

My Commission Expires 3-31-2012

THIS INSTRUMENT PREPARED BY:  
LAURIE BOSTON SHARP  
ATTORNEY AT LAW  
POST OFFICE BOX 567  
ALABASTER, ALABAMA 35007

  
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