

Return recorded deed to:  
Bill Thomas  
P.O. Box 890  
Clanton, AL 35046

STATE OF ALABAMA  
SHELBY COUNTY



20100701000211230 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/01/2010 02:32:44 PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, December 28th, 2006, A.W. Clark and Janice O. Clark, husband and wife, executed a certain mortgage on the property hereinafter described to William J. Thomas, said mortgage being recorded as Instrument # 20070103000000920, in the Probate Office of Shelby County, Alabama; and:

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in ease of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in 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 title 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 said William J. Thomas, 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 the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks; and:

WHEREAS, on June 25th, 2010, the day on which the foreclosure 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 Joel C. Watson was the Auctioneer who conducted said sale for William J. Thomas; and:

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of William J. Thomas, in the amount of Eight Hundred One Thousand One Hundred Fifty Seven DOLLARS and no/100 Dollars (\$801,157.00) which sum of money William J. Thomas offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to William J. Thomas; and:

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of EIGHT HUNDRED ONE THOUSAND ONE HUNDRED FIFTY SEVEN DOLLARS and no/100 Dollars (\$801,157.00) on the indebtedness secured by said mortgage, the said WILLIAM J. THOMAS, by and through JOEL C. WATSON, as Auctioneer conducting said sale and as attorney in fact for WILLIAM J. THOMAS, and the said JOEL C. WATSON, as the Auctioneer conducting said sale, does hereby GRANT,

BARGAIN, SELL AND CONVEY unto the said WILLIAM J. THOMAS the following described property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED FOR LEGAL. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto the WILLIAM J. THOMAS, and his, her, its or their 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.

IN WITNESS WHEREOF, WILLIAM J. THOMAS, has caused this instrument to be executed by and through JOEL C. WATSON, as Auctioneer conducting said sale, and as Attorney in Fact, and JOEL C. WATSON as Auctioneer conducting said sale, has hereto set his hand and seal on this the 28TH day of JUNE, 2010.

WILLIAM J. THOMAS, Mortgagee:

By: *Joel C. Watson*  
JOEL C. WATSON ATTORNEY in Fact and Auctioneer.

By: *Joel C. Watson*  
JOEL C. WATSON  
as Auctioneer conducting said sale

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOEL C. WATSON whose name as Auctioneer and Attorney in Fact for WILLIAM J. THOMAS 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, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 28TH day of JUNE, 2010.

*Eva D. Morney*  
NOTARY PUBLIC  
My Commission Expires: *11-20-13*



"EXHIBIT A"



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Description of Property:

For point of reference, beginning at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run South along the West line thereof a distance of 660 feet; thence run East and parallel to the North line of said Section a distance of 1100 feet, more or less, to a point on the Western margin of the Montevallo Public Road, said point being the point of beginning; thence run Southerly along the Westerly side of said road, 100.00 feet to an iron pin; thence turn an angle to the right of 0 degrees 44 minutes 39 seconds and run Southerly along the Westerly side of said road 100.00 feet to an iron pin; thence turn an angle to the right of 68 degrees 04 minutes 1 seconds and run Westerly 598.04 feet to an iron pipe; thence turn an angle to the right of 111 degrees 39 minutes 05 seconds and run Northerly 100.09 feet to an iron pipe; thence turn an angle to the right of 01 degrees 07 minutes 42 seconds and run Northerly 99.31 feet to an iron pipe; thence turn an angle to the right of 67 degrees 05 minutes 04 seconds and run East 596.15 feet to the point of beginning.  
Being situated in Shelby County, Alabama.

LESS AND EXCEPT: A part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 14, Township 21 South, Range 3 West, identified as Tract No. 10, Project No. STPAA-458(1), Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of said NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence West along the South line of said NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 530 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 119; thence Northeasterly along said right of way line a distance of 505 feet, more or less, to the South property line and the point of beginning of the property herein to be conveyed; thence continue Northeasterly along said right of way line a distance of 198 feet, more or less, to the North property line; thence Westerly along said property line a distance of 27 feet, more or less, to a point on a line which extends from a point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P.T. Station 455+90.39 to a point that is 80 feet Northwesterly of and at right angles to said centerline at Station 461+25; thence Southwesterly along a line which if extended, would intersect said point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P.T. Stations 455+90.39 a distance of 203 feet, more or less, to the South property line; thence Easterly along said property line a distance of 38 feet, more or less, to the point of beginning.