

STATE OF ALABAMA  
COUNTY OF SHELBY

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on November 13, 2002, Speedtrac, Inc. executed a certain mortgage on the property hereinafter described to James M. Lee d/b/a Ozan Investments, said mortgage being recorded as Instrument # 20021114000569820 in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case 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 James M. Lee d/b/a Ozan Investments 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, in its editions of April 11, 18, and 25, 2012; and


WHEREAS, on the 7th day of May, 2012, 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 Conrad M. Fowler, Jr. was the Auctioneer who conducted said sale for James M. Lee d/b/a Ozan Investments; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of E & R Properties, LLC, in the amount of Fifty-three Thousand and no/100 Dollars (\$53,000.00), and said property was thereupon sold to E & R Properties, LLC; and

NOW, THEREFORE, in consideration of the premises and of payment in the amount of Fifty-three Thousand and no/100 Dollars (\$53,000.00), the said James M. Lee d/b/a Ozan Investments, by and through Conrad M. Fowler, Jr., as Auctioneer conducting said sale and as attorney in fact for James M. Lee d/b/a Ozan Investments, and the said Conrad M. Fowler, Jr., as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said E & R Properties, LLC the following described property situated in Shelby County, Alabama:

A tract of land situated in the NE ¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SE corner of the NW ¼ of the NE ¼ of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said ¼ - ¼, thence turn an angle to the right of 60 deg. 37 min. 12 sec. and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec., a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East. Being situated in Shelby County, Alabama.

Shelby County, AL 05/08/2012  
State of Alabama  
Deed Tax: \$53.00

  
20120508000162320 1/2 \$68.00  
Shelby Cnty Judge of Probate, AL  
05/08/2012 01:51:08 PM FILED/CERT



TO HAVE AND TO HOLD the above described property unto E & R Properties, LLC, and 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.

IN WITNESS WHEREOF, James M. Lee d/b/a Ozan Investments has caused this instrument to be executed by and through Conrad M. Fowler, Jr. as Auctioneer conducting said sale, and as Attorney in Fact, and Conrad M. Fowler, Jr. as Auctioneer conducting said sale, has hereto set his hand and seal on this the 8th day of May, 2012.

James M. Lee d/b/a Ozan Investments,  
Mortgagee:

By: Conrad M. Fowler, Jr.  
Conrad M. Fowler, Jr.  
as Attorney in Fact and Auctioneer.

By: Conrad M. Fowler, Jr.  
Conrad M. Fowler, Jr.  
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 Conrad M. Fowler, Jr. whose name as Auctioneer and Attorney in Fact for James M. Lee d/b/a Ozan Investments, 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 8<sup>th</sup> day of May, 2012.

Kim M. Foster  
Notary Public

My Commission Expires: 12-28-14

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that Conrad M. Fowler, Jr., whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 8<sup>th</sup> day of May, 2012.

Kim M. Foster  
Notary Public

My Commission Expires: 12-28-14

Document prepared by:

William R. Justice, Attorney at Law, P.O. Box 587, Columbiana, AL 35051

Send tax notice to:

