

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

19800904000098430 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
09/04/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit, November 6, 1978, the Mortgagors, Thomas H. Fortenberry and wife, Darlene Fortenberry, executed a certain mortgage to Citizens Bank and Trust Company, which said mortgage is recorded in Volume 385, Record of Mortgages, Page 293, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and that said Citizens Bank and Trust Company did declare all indebtedness secured by the 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 in accordance with the terms thereof by publication in the Shelby County News, a newspaper of general circulation in Shelby County, State of Alabama, in its issues of August 7, 1980, August 14, 1980, August 21, 1980, and,

WHEREAS, on August 26, 1980, the day on which the foreclosure sale was due to be held under the terms of said notice during the legal hours of sale said foreclosure was duly and properly conducted and the said Citizens Bank and Trust Company did offer for sale and sell at public outcry in front of the Shelby County Courthouse entrance, in Columbiana, State of Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Citizens Bank and Trust Company, in the amount of \$22,328.24 and the assumption of the first mortgage Dollars, which sum was offered to be credited to the indebtedness secured by said Mortgage and said property was thereupon sold to Citizens Bank and Trust Company; and,

WHEREAS, John E. Medaris, Attorney at Law, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

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WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchase at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Twenty Two Thousand Three Hundred Twenty Eight and 24/100 (\$22,328.24) and assumption of first mortgage Dollars, Citizens Bank and Trust Company, does grant, bargain, sell and convey unto the said Citizens Bank and Trust Company the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the North West corner of said Fractional Section 12, thence in a Southerly direction, along the West line of said Fractional Section, a distance of 510.00 feet, thence 79 degrees 28 minutes left, in a Southeasterly direction, a distance of 266.5 feet to the Point of Beginning, thence continue along last described course a distance of 236.5 feet, thence 79 degrees 28 minutes right, in a Southerly direction, a distance of 170.00 feet, thence 100 degrees 32 minutes right, in a Northwesterly direction, a distance of 236.5 feet, thence 79 degrees 28 minutes right, in a Northerly direction to the Point of Beginning.

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TO HAVE AND TO HOLD the above described property unto the said Citizens Bank and Trust Company, 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, the said Thomas H. Fortenberry and wife, Darlene Fortenberry, by Citizens Bank and Trust Company, by John E. Medaris, as Auctioneer conducting said sale, has caused these presents to be executed on this the 26th day of August, 1980.

John E. Medaris
JOHN E. MEDARIS
As Auctioneer

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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Medaris, whose name as Auctioneer for Citizens Bank and Trust Company 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 this conveyance, he, in his capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal this the 26th day of

August, 1980.

Sharon L. Civers
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO. ¹⁹⁸⁰
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 SEP -4 AM 10: 58

William R. Linder, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50