


STATE OF ALABAMA)

JEFFERSON COUNTY)



19801107000127290 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
11/07/1980 00:00:00 FILED/CERTIFIED

FORECLOSURE DEED

Whereas, The First National Bank of Birmingham, a national banking association, (hereinafter sometimes called Bank) was on October 24, 1980 the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Tzun Tzou Yuin and Sandy Crocker (hereinafter called Mortgagors) to the Bank on June 26, 1980, which mortgage was recorded in the office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 403, page 735 (hereinafter called Mortgage); and

Whereas, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Bank was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

Whereas, the Mortgagor failed to pay said debt when it became due, whereupon the Bank declared said debt immediately due and payable in full; and

Whereas, on October 24, 1980, at 2:00 P.M., the real estate hereinafter described, being the same real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, at Columbiana, Alabama, to the highest bidder for cash, after giving notice of the time and place of such sale, as required by the Mortgage, by advertisement in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of October 2, 1980, October 9, 1980, and October 16, 1980; and

Whereas, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Bank became the purchaser of said real estate, being the highest and best bidder therefor, at and for the price of twelve thousand two hundred ninety-seven dollars and 63 cents (\$12,297.63).

Now, therefore, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto The First National Bank of Birmingham the following described real estate, being the real estate described in, and conveyed by, the Mortgage, the same lying and being in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Indian Valley Subdivision, Third Sector, as recorded in Map Book 5, page 97, in the office of the Judge of Probate of Shelby County, Alabama.

The Bank announced at the sale, after the Bank was declared to be the successful bidder, that the Bank would credit said mortgage debt with the amount of said bid.

To have and to hold to The First National Bank of Birmingham, its successors and assigns, in fee simple forever.

In witness whereof, the names of Tzun Tzou Yuin and Sandy Crocker have been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 24th day of October, 1980.

TZUN TZOU YUIN
SANDY CROCKER

By Kay K. Riddle
as auctioneer and as attorney
in fact for Tzun Tzou Yuin and
Sandy Crocker

Foreclosure
Rec. 300
Jud. 100
400
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 NOV -7 AM 8:44
W. C. Riddick, Jr.
CLERK OF PROBATE

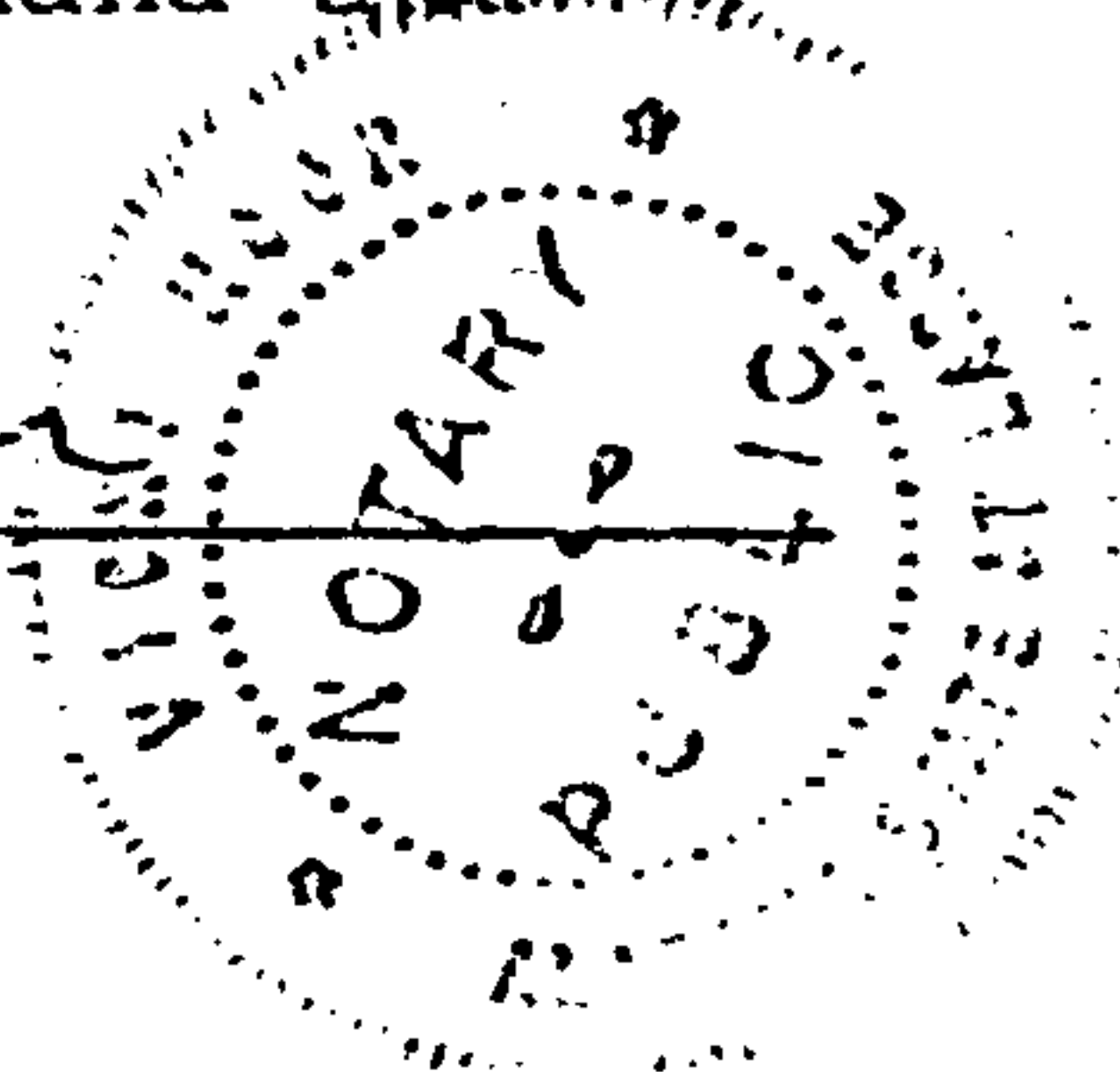
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I, a Notary Public in and for said County in said State, hereby certify that Kay K. Riddle, whose name as attorney in fact for Tzun Tzou Yuin and Sandy Crocker, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 24th day of October, 1980.

Vicki Moore
Notary Public



CERTIFICATE OF THE MORTGAGE OWNER

The undersigned The First National Bank of Birmingham, a national banking association, does hereby certify that Kay K. Riddle, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by The First National Bank of Birmingham as auctioneer for the purpose of making said sale and conveyance.

Dated this 28th day of October, 1980.

ATTEST:

Philip D. Johnson
Its ASST. VICE PRESIDENT

THE FIRST NATIONAL BANK OF
BIRMINGHAM

By William J. Johnson
Its VICE PRESIDENT

This instrument prepared by:

Kay K. Riddle
Cabaniss, Johnston, Gardner, Dumas & O'Neal
1900 First National-Southern Natural Building
Birmingham, Alabama 35203
(205) 252-8800

BOOK 329 PAGE 651