

STATE OF ALABAMA)

SHELBY COUNTY)

19810730000082690 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
07/30/1981 00:00:00 FILED/CERTIFIED

969

FORECLOSURE DEED

Whereas, The First National Bank of Birmingham, a national banking association, (hereinafter sometimes called Bank) was, on July 20, 1981, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Winford Homes, Inc. (hereinafter called Mortgagor) to the Bank on August 22, 1979, which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 395, page 555 (said mortgage shall be hereinafter called Mortgage and the debt secured thereby shall be hereinafter called Debt); and

Whereas, the Mortgage provided that if the Mortgagor should fail to pay the Debt, or any part of the Debt, when it became due, the Bank was authorized, at its option, to declare the 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 the Debt when it became due and thereafter the Bank declared the Debt immediately due and payable in full; and

Whereas, on July 20, 1981, at 2:00 P.M., the hereinafter described real estate, being the 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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said newspaper of June 25, 1981, July 2, 1981 and July 9, 1981; 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 the hereinafter described real estate, being the highest and best bidder therefor, at the price of fifty-eight thousand and no/100 dollars (\$58,000.00).

Now, therefore, in consideration of the premises, and to evidence said sale, the Mortgagor, acting by and through the undersigned auctioneer as attorney in fact, does hereby grant, bargain, sell and convey unto The First National Bank of Birmingham the following described real estate, which is located in Shelby County, Alabama, to-wit:

Lot 20, according to the survey of Sunnybrook Subdivision, First Addition, as recorded in Map Book 7, page 1, in the Probate Office 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 the Debt with the amount of said bid.

First Nat'l Bank of Bham
P.O. Box 11007 Bham, 35288

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

In witness whereof, the name of Winford Homes, Inc. has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 21st day of July, 1981.

Winford Homes, Inc.

By Frank C. Galloway Jr.
as auctioneer and as attorney
in fact for Winford Homes, Inc.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Frank C. Galloway, Jr., whose name as attorney in fact for Winford Homes, Inc., a corporation, 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, he, in his 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 this 21st day of July, 1981.

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

1981 JUL 30 AM 8:39

Robbie L. Pearson
Notary Public

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

NOTARY MUST AFFIX SEAL

Rec. 3.00
Jud. 1.00
4.00

NO TAX COLLECTED

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned The First National Bank of Birmingham, a national banking association, does hereby certify that Frank C. Galloway, Jr., 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.

In witness whereof, The First National Bank of Birmingham has caused this Certificate to be executed by its duly authorized corporate officer on this 29th day of July, 1981.

ATTEST:

THE FIRST NATIONAL BANK OF
BIRMINGHAM

James A. Smith
Its VICE PRESIDENT

By William E. Adams
Its SENIOR VICE PRESIDENT

THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern National Bldg.
Birmingham, Alabama 35203