This instrument was prepared by: James P. O'Neal 1600 City Federal Bldg. Birmingham, Al. 35203

> 19810824000091320 Pg 1/2 .00 Shelby Cnty Judge of Probate, AL 08/24/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA COUNTY OF SHELBY

## MORTGAGE FORECLOSURE DEED

	KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: the 4th day of September, 1980 , William H. Brasher and wife,
,	June C. Brasher , executed a certain mor gage on the property hereinafter described to First Shelby National Bank, a national banking corporation
•	, which said mortgage is recorded in Mortgage Book 405  at Page 865 in the Office of the Probate Judge of Shelby County,  Alabama, and re-recorded in Mortgage Book 414 at Page 225 of said Probate Office; 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City 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
יייינר איי	WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said <u>First Shelby National Bank</u> , a national banking corpora 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 <u>Shelby County Reporter</u> , a newspaper published in <u>Shelby</u> County, Alabama, in its issues of July 30, August 6 and August 13, 1981; and
	WHEREAS, on August 24, 1981, the day of which the fore-closure 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 First Shelby National Bank, a national banking corporation, as mortgagee, did offer for sale and sell at public outcry in front of the main door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and
	WHEREAS, Roger Bates was the Auctioneer who conducted said sale for the said First Shelby National Bank, a national banking; and
•	WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First Shelby National Bank, a national banking corporation in the amount of Fifty-five thousand and no/100
	NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifty-five thousand and no/100 Dollars (\$ 55,000.00 ) on the indebtedness secured by said mortgage, the said First Shelby National Bank, a national banking corporation by and through Roger Bates as Auctioneer conducting said sale and as attorney in fact for First Shelby National Bank, a national banking corpora and the said Roger Bates  as the Auctioneer conducting said sale does hereby CRANT BARCAIN CELL AND CONVEY.
	as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Shelby National Bank, a national banking corporation, the following

First Sh Nail Bank

the same bears date.

described property situated in Shelby County Alabama, to-wit:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, more paticularly described as follows: Commence at the Northeast corner of said 1/4-1/4 section, thence in a westerly direction along the North line of said 1/4-1/4 section, a distance of 787.45 feet; thence 92 degrees 40 min. 04 sec. left in a southerly direction a distance of 586.01 feet to the point of beginning. Thence continue along last described course, in a Southerly direction a distance of 210.0 feet; thence 90 degrees right in a westerly direction a distance of 210.0 feet; thence 90 degrees right in a northerly direction a distance of 210.0 feet; thence 90 degrees right in an easterly direction a distance of 210.0 feet to the point of beginning. ALSO, a 30-foot wide easement for ingress and egress to centerline being more particularly described as follows: Commence at the Southwest corner of the above described property; thence in a northerly direction along the west line of the above described property, a distance of 83.0 feet to the beginning of the centerline of said 30-foot wide easement; thence 58 degrees left, in a northerwesterly direction a distance of 71 feet; thence 32 degrees 30 minutes right in a northwesterly direction a distance of 96 feet; thence 27 degrees left in a northwesterly direction a distance of 120 feet; thence 69 degrees left in a southwesterly direction, a distance of 75 feet; thence 40 degrees 30 min. right in a northwesterly direction a distance of 170 feet, more or less, to a point on the east right of way line of Shelby County Highway No. 12, said point being the end of said centerline.

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> > August

, Notary Public

TO HAVE AND TO HOLD the above described property unto <u>First Shelby National</u> Bank, a <u>national banking corporation</u>, <u>its</u> 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.

has caused thi as Auctioneer	s instrument to be executed be conducting said sale, and as	attorney in fact, and Roger Bates aducting said sale has hereto set his hand and
	STATE OF ALA. SHELBY CO.  I CERTIFY THIS  CHETTICAL WAS FILLED	FIRST SHELBY NATIONAL BANK, A National Banking Corporation
HOE PAGE	1981 AUG 24 FH 12: 29	By Roger Bates  ROGER BATES  as Auctioneer
ວັ ອັ	JUDGE OF PROBATE	and Attorney in fact.  Coal Soutes  ROGER BATES  as Auctioneer
Alabama, herekand Attorney the foregoing	the undersigned, a Notary Public by certify that <u>ROGER BATES</u> in Fact for First Shelby Nation conveyance, and who is known	lic in and for said County, in said State of  whose name as Auctioneer  mal Bank, a national banking corporals signed to  to me, acknowledged before me, on this day, that eyance, he, in his capacity as such Auctioneer
same bears dat	te.	executed the same voluntarily on the day the seal this the 24th day of August, 1981
		latur North.
	A % # #	Notary Public
STATE OF ALABA COUNTY OF JEF		·

Given under my hand and official seal this the 24thday of