

STATE OF ALABAMA)
SHELBY COUNTY)

327
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by that certain mortgage executed on the 29th day of August, 1980, by Acres Inc., Green Oaks Dev., Inc., Scott & Caffee Co., Inc., House Market, Inc., J.M. Caffee Homebuilders, Inc. and Aubrey A. Byrd, to Birmingham Trust National Bank, recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 408, Page 481, so that by the terms of said mortgage, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgage, Birmingham Trust National Bank caused to be published in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, a notice setting forth that it would, at 12:00 o'clock noon on the 3rd day of December, 1981, sell the hereinafter described land conveyed by said mortgage to the highest bidder for cash in front of the main entrance of the Shelby County, Alabama, Courthouse located in the City of Columbiana, Alabama, which notice was published in the issues of said paper on November 5, 12 and 19, 1981; and

WHEREAS, at said Courthouse door at 12:00 o'clock noon on the 3rd day of December, 1981, said Birmingham Trust National Bank did proceed to sell the hereinafter described land in strict compliance with the terms of the power of sale and pursuant to said notice, at which said Birmingham Trust National Bank, a national banking association, did bid for said land the sum of Nine Thousand, Five Hundred and no/100 Dollars (\$9,500.00) which was the highest bid therefore; whereupon said land was sold to Birmingham Trust National Bank.

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NOW, THEREFORE, in consideration of the premises and of the payment of said bid, said Birmingham Trust National Bank as Mortgagee, does grant, bargain, sell and convey unto Birmingham Trust National Bank, a national banking association, all of its right, title and interest in and to the following described lots or parcels of land situated in Shelby County, Alabama, to-wit:

Lot 24 according to the Survey of Quail Run, Phase I as recorded in Map Book 7, Page 32, in the Probate Office of Shelby County, Alabama.

SUBJECT to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

TO HAVE AND TO HOLD to said Birmingham Trust National Bank, its successors and assigns forever.

IN WITNESS WHEREOF, Birmingham Trust National Bank has caused this instrument to be executed under its seal by James R. Beaird, its Senior Vice President, who is duly authorized thereunto, both as Mortgagee and on behalf of the said Mortgagor as of this, the 3rd day of December, 1981.

BIRMINGHAM TRUST NATIONAL BANK,
MORTGAGEE

By:


James R. Beaird
Its Senior Vice President

ACRES, INC.; GREEN OAKS DEV., INC.;
SCOTT & CAFFEE CO., INC.;
HOUSE MARKET, INC.; J.M. CAFFEE
HOMEBUILDERS, INC.; and
AUBREY A. BYRD,
MORTGAGOR

By: BIRMINGHAM TRUST NATIONAL BANK

By:


James R. Beaird
Its Senior Vice President

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

i, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmingham Trust National Bank, a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Birmingham Trust National Bank.

Given under my hand and official seal this 10 day of December, 1981.

Sandra M. Sharp
Notary Public
My Commission Expires Feb. 9, 1982

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmingham Trust National Bank, a national banking association, as Acres Inc., Green Oaks Dev., Inc., Scott & Caffee Co., Inc., House Market Inc., J.M. Caffee Homebuilders, Inc. and Aubrey A. Byrd, Mortgagor, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that being informed of the contents of said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association, acting in its capacity as Acres Inc., Green Oaks Dev., Inc., Scott & Caffee Co., Inc., House Market, Inc., J.M. Caffee Homebuilders, Inc. and Aubrey A. Byrd, Mortgagor, as aforesaid.

Given under my hand and official seal this 10 day of December, 1981.

London M. Sharp
Notary Public
My Commission Expires Feb. 9, 1982

This instrument was prepared by:

Kenneth L. Hickman, Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203

1981 DEC 14 AM 9: 06

Foreclosure
of the Mortgage
of 1875

Rec 6.00
Ind 1.00

7.00