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This instrument prepared by Wade H. Morton, Jr., Attorney at Law, South Main Street, P O Box 1227, Columbiana, Alabama 35051-1227.

STATE OF ALABAMA )

SHELBY COUNTY ) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about October 30, 1981 Line Fast Corporation, a corporation, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to Montevallo Industrial Development Board, a corporation, as Mortgagee, which said mortgage was recorded on January 19, 1982 in Mortgage Book 417, at Pages 874-875, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), which said mortgage and the indebtedness therein described is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and,

WHEREAS, in and by said mortgage said 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 real estate in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place and terms of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and such default continuing, the said Mortgagee did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 19, 26 and May 3, 1984; and,

**Merchants & Planters**  
*Bank*

POST OFFICE BOX 250  
MONTEVALLO, ALABAMA 35115

WHEREAS, on May 11, 1984 at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a first lien; and,

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WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Montevallo Industrial Development Board; and,

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Montevallo Industrial Development Board in the amount of Twenty Three Thousand Five Hundred Fifty Six and 71/100 (\$23,556.71) Dollars, which sum of money Montevallo Industrial Development Board offered as credit toward all indebtedness secured by said mortgage, and said real estate was thereupon sold to Montevallo Industrial Development Board.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Twenty Three Thousand Five Hundred Fifty Six and 71/100 (\$23,556.71) Dollars toward all indebtedness secured by said mortgage, the said Montevallo Industrial Development Board, acting by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Montevallo Industrial Development Board and for Line Fast Corporation, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said MONTEVALLO INDUSTRIAL DEVELOPMENT BOARD, a corporation, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

A part of the Northern  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 2, Township 24 North, Range 12

East and run East along the Northern line of Section 2 (Freeman Base Line) a distance of 1365.74 feet to a point; thence 88 degrees 50 minutes 10 seconds right 267.28 feet to the point of beginning of the property being described herein; thence continue South along line last described for a distance of 466.97 feet; thence 69 degrees 55 minutes 49 seconds right 248.05 feet; thence 49 degrees 02 minutes right 264.28 feet to a point on the Eastern right-of-way line of the Industrial Park Road; thence 65 degrees 53 minutes 30 seconds right 184.64 feet along the Eastern right-of-way line to a point of curvature, with the curve being as described above; thence continue along this curve for a distance of 257.89 feet to a point of tangency; thence continue along this tangent a distance of 4.09 feet; thence 52 degrees 07 minutes right 353.35 feet to the point of beginning, containing 5.0 acres.

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TO HAVE AND TO HOLD the above described real estate unto the said Montevallo Industrial Development Board, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said Montevallo Industrial Development Board and Line Fast Corporation have caused this instrument to be executed by and through Wade H. Morton, Jr., acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 11th day of May, 1984.

LINE FAST CORPORATION,  
a corporation

BY: Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer and  
Attorney-in-Fact

MONTEVALLO INDUSTRIAL DEVELOPMENT  
BOARD, a corporation

BY: Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer and  
Attorney-in-Fact

Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer Conducting said Sale

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Line Fast Corporation, a corporation, to the above conveyance,

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and also signed the name of Montevallo Industrial Development Board, a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of Line Fast Corporation, Mortgagor, in the Mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 11th day of May, 1984.



*Margaret Nivens*  
Notary Public

CERTIFICATE OF MORTGAGEE

The undersigned Montevallo Industrial Development Board, a corporation, does hereby certify that Wade H. Morton, Jr., who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Montevallo Industrial Development Board to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 11th day of May, 1984.

ATTEST:

MONTEVALLO INDUSTRIAL DEVELOPMENT BOARD

✓ *Agnes Hays*  
Its Secretary

BY: ✓ *W. H. Morton, Jr.*  
Its President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*fore closure*  
1984 MAY 24 AM 11:37  
*Thomas A. [Signature]*  
JUDGE OF PROBATE

Rec. 600  
Ind 100  
700