

240
FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Marian H. Burrage to First National Bank of Columbiana, and recorded in Mortgage Book 435, Page 811, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days notice by publication once a week for three consecutive weeks, of the time, place and terms of said sale in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, First National Bank of Columbiana did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the laws of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on March 7th, March 14th and March 21st, 1985.

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 30th day of

BOOK 022 PAGE 932

F. N. B. Q.

March, 1985, and at said sale, said real estate was purchased by First National Bank of Columbiana for the sum of \$40,487.67, which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$40,487.67 by crediting the same upon the mortgaged indebtedness secured by said mortgage, said William T. Harrison as Auctioneer, do hereby grant, bargain, sell and convey unto to the said First National Bank of Columbiana, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Lots 5 and 6, in Block 1, according to the Map and Survey of Latham's Addition to the town of Montevallo, Alabama, as recorded in Map Book 3, Page 25, in the Probate Office of Shelby County, Alabama; said lots fronting on Vine Street 25 feet each and running back a depth of 145 feet; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises unto the said First National Bank of Columbiana, and their heirs and assigns, forever.

IN WITNESS WHEREOF, said First National Bank of Columbiana acting by and through William T. Harrison, Attorney in Fact and Auctioneer, and William T. Harrison, Attorney in Fact, have hereunto set their hands and seals on this the 2nd day of April, 1985.

FIRST NATIONAL BANK OF COLUMBIANA

BY:

William T. Harrison
William T. Harrison
Attorney in Fact
and Auctioneer

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 APR -4 AM 8:46
Thomas P. ...
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>