

580  
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT,

WHEREAS, on November 1, 1984, Virgil Kitson, III and wife, Donna W. Kitson, executed a certain mortgage to Richmond Equity Corporation, a Virginia corporation, recorded in Real Book 007, Page 948, in the Probate Office of Shelby County, Alabama, which said mortgage, together with the indebtedness secured thereby, was transferred and assigned to Landbank Equity Corporation on November 1, 1984, by instrument recorded in Real Book 007, Page 952 in the Probate Office of Shelby County Alabama, and,

WHEREAS, Default was made in payment of a portion of the indebtedness secured by and described in said mortgage and the holder and owner of said mortgage did declare the entire sum secured thereby to be due and payable, as provided by the terms of said mortgage, and said mortgage being and continuing in default and subject to foreclosure to and including May 10, 1985, and,

WHEREAS, under the power contained in said mortgage, the property described therein was advertised for sale more than twenty-one days by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, said notices appearing in the issues of said paper published on April 11, 1985, April 18, 1985 and April 25, 1985, and,

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Alabama, on May 10, 1985, during the legal hours of sale and the same was purchased by Landbank Equity Corporation, who was duly authorized to do so under the terms of said mortgage to do so, at and for the sum of \$100,000.00.

NOW THEREFORE, IN Consideration of the premises and of the payment to the said Landbank Equity Corporation, of the said sum of \$100,000.00, by credit on the indebtedness secured by said mortgage, receipt whereof is hereby acknowledged, I, F. Wayne Keith, as auctioneer, agent and attorney for Landbank Equity Corporation, by virtue of the power contained in said mortgage and the law in such cases made and provided, do hereby grant, bargain, sell and convey unto the said Landbank Equity Corporation all of the right, title and interest, and claim of the same Virgil Kitson, III and wife, Donna W. Kitson, and of all persons and firms claiming under them, in and to the following real estate:

Begin at the S.W. corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, and run Northerly along the west side of the said quarter-quarter for 195.00 feet to the point of beginning. Then continue along the last described course for 612.62 feet, then turn an angle of 88 degrees 45 minutes 09 seconds to the right and run Easterly for 262.90 feet, then turn an angle of 92 degrees 44 minutes 02 seconds to the right and run Southerly for 247.54 feet, then turn an angle of 23 degrees 56 minutes 11 seconds to the left and run Southeasterly for 57.87 feet, then turn an angle of 87 degrees 10 minutes 38 seconds to the right and run Westerly for 91.69 feet, then turn an angle of 65 degrees 10 minutes 38 seconds to the left and run Southerly for 82.69 feet, then turn an angle of 75 degrees 25 minutes 13 seconds to the left and run Southeasterly along the Northeast side of the property hereon described and along the Southwest side of a 20 foot wide easement for access and egress included with the hereon described property for 128.68 feet, then turn an angle of 48 degrees 54 minutes 52 seconds to the right and run Southeasterly along the Northeast property line and the Southwest side of the said 20 foot wide easement for 100.13 feet, then turn an angle of 17 degrees 17 minutes 20 seconds to the left and run 206.36 feet, then turn an angle of 11 degrees 08 minutes 41 seconds to the left and run Southeasterly for 166.29 feet to a point on the Northwest right of way of Shelby County Road No. 11, then turn an angle to the right and run Southwesterly through a central angle of 9 degrees 58 minutes 04 seconds for 277.81 feet (radius of 1596.86 feet) along the said right of way (angle to the 277.46 feet, chord of 84 degrees 15 minutes 01 seconds right) then turn an angle from the 277.46 feet, chord of 83 degrees 58 minutes 06 seconds to the right and run Northwesterly for 403.75 feet, to a point on the South side of the SE 1/4 of the NE 1/4 of Section 2, then turn an angle of 61 degrees 03 minutes 43 seconds to the right and run Northerly for 195.00 feet, then turn an angle 88 degrees 10 minutes 54 seconds to the left and run Westerly for 135.00 feet back to the point of beginning.

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Keith, Keith & Keith, P.A.  
723 Frank Nelson Bldg.  
Birmingham, Ala. 35203

To have and to hold, unto the said Landbank Equity Corporation, their successors and assigns forever.

IN WITNESS WHEREOF, I, F. Wayne Keith, as auctioneer, agent and attorney for Landbank Equity Corporation have hereunto set my hand and seal this May 10, 1985.

F. Wayne Keith (SEAL)  
As, auctioneer, agent and attorney  
for Landbank Equity Corporation

STATE OF ALABAMA)  
SHELBY COUNTY)

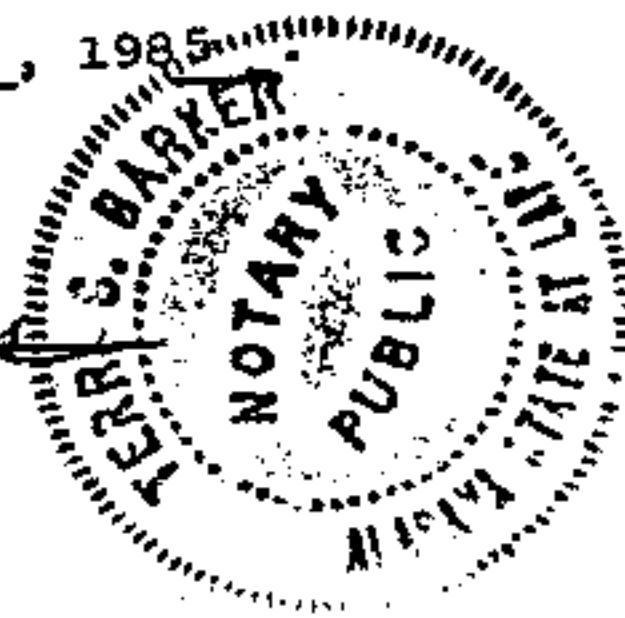
On this 10th day of May, 1985, I, Terri S. Barker, a Notary Public in and for said State and County, hereby certify that F. Wayne Keith, whose name is signed to the foregoing Foreclosure Deed, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal this 10th day of May, 1985.

My commission expires:

September 26, 1988

Terri S. Barker  
NOTARY PUBLIC



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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Foreclosure  
1985 MAY 10 PM 12:52

Thomas W. Henderson, Jr.  
JUDGE OF PROBATE

Rec. 6<sup>00</sup>  
Feb. 1<sup>00</sup>  
7<sup>00</sup>