

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA           )  
SHELBY COUNTY               )

KNOW ALL MEN BY THESE PRESENTS,

That whereas, heretofore on, to-wit, April 27, 1984, RANDY K. GALLUPS and wife, PENNY THOMPSON GALLUPS, executed a certain mortgage on property hereinafter described to FIRST BANK OF CHILDERSBURG, which said mortgage is recorded in Mortgage Book 447, Page 927, in the Office of the Judge of Probate of Shelby County, Alabama; 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 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Bank of Childersburg did declare all of the indebtedness secured by said mortgage subject to the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation

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published in Shelby County, Alabama, in its issues of June 6th, 13th, and 20th, 1985, to be held on July 12, 1985; and

WHEREAS, on July 12, 1985, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and First Bank of Childersburg did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joel C. Watson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Bank of Childersburg and whereas the said First Bank of Childersburg was the highest bidder and best bidder, in the amount of Forty-five Thousand Five Hundred Fifty-three and no/100--- Dollars on the indebtedness secured by said Mortgage, the said First Bank of Childersburg, by and through Joel C. Watson, as auctioneer conducting said sale, and as Attorney-in-fact for First Bank of Childersburg and Randy K. Gallups and Penny Thompson Gallups, by and through Joel C. Watson, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto FIRST BANK OF CHILDERSBURG, the following described property situated in Shelby County, Alabama.

The E $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 21, Township 19, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FIRST BANK OF CHILDERSBURG, its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama

IN WITNESS WHEREOF, First Bank of Childersburg, and Randy K. Gallups and Penny Thompson Gallups, have caused this instrument to be executed by and through Joel C. Watson, as auctioneer

conducting said sale and as attorney-in-fact for all parties separately, and Joel C. Watson, 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 12th day of July, 1985.

RANDY K. GALLUPS

BY Randy K. Gallups  
Auctioneer and Attorney-in-fact

FIRST BANK OF CHILDERSBURG

BY Joel C. Watson  
Auctioneer and Attorney-in-fact

PENNY THOMPSON GALLUPS

BY Penny Thompson Gallups  
Auctioneer and Attorney-in-fact

Joel C. Watson  
Auctioneer conducting said sale

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel C. Watson, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of Randy K. Gallups and Penny Thompson Gallups, and also who signed the name of First Bank of Childersburg to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 the same for First Bank of Childersburg and as the act of said First Bank of Childersburg and as the actions of Randy K. Gallups and Penny Thompson Gallups, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 12th day of July, 1985.

Eva D. Mooney  
Notary Public

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT FILED  
1985 JUL 12 PM 3:02

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>None</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>8.50</u>