

SEND TAX NOTICE TO:

(Name) Central State Bank

(Address) Post Office Box 180

Calera, Alabama 35040

This instrument prepared by ⁴⁰³Wade H. Morton, Jr., Attorney at Law, Post Office Box 1227, Columbiana, Alabama 35051-1227.

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about June 16, 1982 MILLARD BRUCE HARRIS a/k/a MILLARD B. HARRIS a/k/a BRUCE HARRIS, an unmarried man, as Mortgagor, executed that certain mortgage conveying the real property hereinafter described to CENTRAL STATE BANK, Calera, Alabama, a banking corporation, as Mortgagee, which said mortgage was recorded on July 15, 1982 in Mortgage Book 421, at Pages 820-822, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage supplemented his mortgage dated September 11, 1984 and recorded on October 8, 1984 in Real Book 004, at Pages 645-647, in said Probate Records, conveying the hereinafter described real property, and which said mortgages are hereinafter referred to collectively as "said mortgages"; and,

WHEREAS, said mortgages and the indebtedness secured thereby, as evidenced by that certain renewal promissory note executed on September 28, 1985 by said Mortgagor, are and were as of the date upon which this foreclosure proceeding was instituted, and are and were as of the date upon which the foreclosure deed was executed and delivered, the sole property of said Mortgagee; and,

WHEREAS, in and by said mortgages 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 all or any part of the real property conveyed by said mortgages in front of the Shelby County Courthouse front 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 mortgages provided that in case of sale under the power and authority contained in said mortgages 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,

Return to: Wade Morton

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and such default continuing, even though said Mortgagee gave prior written notice to said Mortgagor that such default would result in acceleration of said note and foreclosure of said mortgages; and,

WHEREAS, said Mortgagee did give due and proper notice of the foreclosure of said mortgages against all of the real property conveyed thereby, as is hereinafter described, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 14, 21 and 28, 1986; and,

WHEREAS, on the 5th day of September, 1986 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 mortgages, 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, all of the real property conveyed by said mortgages, as is hereinafter described; and,

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 Central State Bank; and,

WHEREAS, the last, highest and best bid for said real property described in said mortgage was the bid of Central State Bank in the amount of Eighteen Thousand Six Hundred Eighty Three and 11/100 (\$18,683.11) Dollars, which sum of money Central State Bank offered as a credit toward the indebtedness secured by said mortgages, and said real property was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises, and a credit in the amount of Eighteen Thousand Six Hundred Eighty Three and 11/100 (\$18,683.11) toward the indebtedness secured by said mortgages CENTRAL STATE BANK, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank, MILLARD BRUCE HARRIS a/k/a MILLARD B. HARRIS a/k/a BRUCE HARRIS, an unmarried man, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, a banking corporation,

the following described real property situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 349.32 feet; thence turn an angle of 100 deg. 19 min. to the left and run a distance of 146.0 feet to the point of beginning of the lot herein described; thence continue along the same bearing a distance of 150.0 feet; thence turn an angle of 81 deg. 32 min. to the right and run a distance of 100 feet; thence turn an angle of 98 deg. 28 min. to the right and run a distance of 150.0 feet; thence turn an angle of 81 deg. 32 min. to the right and run a distance of 100 feet to the point of beginning.

TO HAVE AND TO HOLD the above described real estate unto the said Central State Bank, Calera, Alabama, a banking corporation, together with the hereditaments and appurtenances thereto belonging; subject, however, to: (1) The statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama; (2) that certain first mortgage from Millard B. Harris, an unmarried man, to United States of America through Farmers Home Administration dated December 1, 1978 and recorded in Mortgage Book 385, at Page 985, in the Office of the Judge of Probate of Shelby County, Alabama; (3) right-of-way granted to Shelby County by instrument recorded in Deed Book 74, at Page 92, in said Probate Records; (4) all minerals and mining rights not owned by Mortgagor; and, (5) ad valorem taxes for 1986 and subsequent years.

IN WITNESS WHEREOF, the said Central State Bank and Millard Bruce Harris a/k/a Millard B. Harris a/k/a Bruce Harris, an unmarried man, have caused this instrument to be executed by and through Wade H. Morton, Jr., 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 5th day of September, 1986.

MILLARD BRUCE HARRIS a/k/a MILLARD B.
HARRIS a/k/a BRUCE HARRIS

BY:

Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

CENTRAL STATE BANK, Calera
Alabama, a banking corporation

BY:

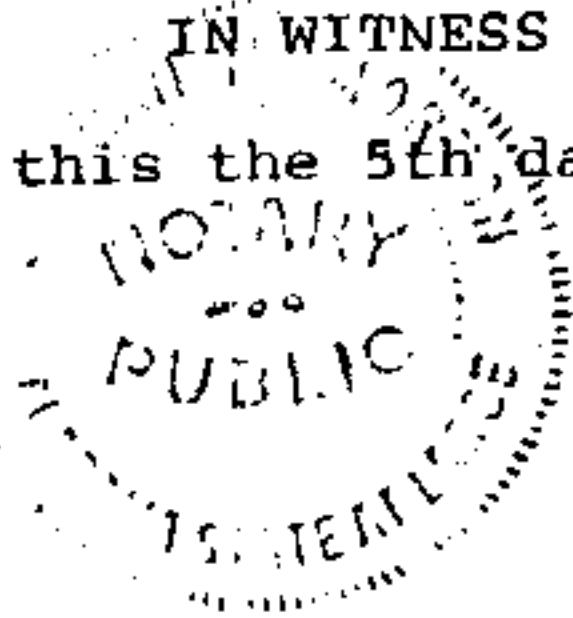
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

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 Millard Bruce Harris a/k/a Millard B. Harris a/k/a Bruce Harris, an unmarried man, to the above conveyance, and also signed the name of Central State Bank, Calera, Alabama, a banking 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 the same for the said Mortgagee, with full authority, for and as the act of said corporation, and for and as the act of said Millard Bruce Harris a/k/a Millard B. Harris a/k/a Bruce Harris, an unmarried man, Mortgagor, in the mortgages referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 5th day of September, 1986.



Wade H. Morton, Jr.
Notary Public My Commission Expires August 4, 1987

CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking 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 Central State Bank, Calera, Alabama, to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 5th day of September, 1986.

CENTRAL STATE BANK

BY: [Signature]
Its Vice President

RECORDING FEES
Recording Fee \$ 10.00
Index Fee 1.00
TOTAL \$ 11.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 SEP -5 PM 2:48

[Signature]
JUDGE OF PROBATE

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