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This instrument was prepared by:

V. Wayne Causey, Attorney at Law
Post Office Drawer D
Calera, Alabama 35040

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: August 27, 1984, Charles E. Grant and A. B. Grant, executed a certain mortgage on property hereinafter described to Edgar E. Lucas and wife, Faye Lucas, which said mortgage is recorded in the Office of Judge of Probate of Shelby County, Alabama, in Book 454, Record of Mortgages, at Page 723, which said mortgage was duly transferred and assigned to Central State Bank, a state banking corporation, on the 9th day of November, 1984, by instrument recorded in Book 010 at Page 625 in said Probate Office, which said mortgage was duly retransferred and reassigned to Edgar E. Lucas and wife, Faye Lucas on November 11, 1986, by instrument recorded in Book 099 at Page 627 in said Probate Office.

WHEREAS, in and by said mortgage the mortgagees were authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property at Shelby County, Alabama, after giving notice of the time, and place and terms of said sale in some newspaper published in said County 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 mortgagees or any person conducting said sale for the mortgagees were authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagees may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of said promissory note, secured by said mortgage, Edgar E. Lucas and wife, Faye Lucas, elected to declare the entire indebtedness secured by said mortgage immediately due and payable, under the acceleration provisions contained in said mortgage. Edgar E. Lucas and wife, Faye Lucas, did give due and proper Notice of 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 November 20, 27, and December 4, 1986: a notice stating that under and by virtue of the power of sale contained in said mortgage the said Edgar E. Lucas and wife, Faye Lucas, as mortgagees, would sell at public outcry for cash to the highest bidder, within the legal hours of sale, on the 16th day of December, 1986, the property embraced in said mortgage, the description of which is hereinafter set out; and,

WHEREAS, on December 16, 1986, 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 Edgar E. Lucas and wife, Faye Lucas, as mortgagees, did on the 16th day of December, 1986, by and through V. Wayne Causey, their attorney-in-fact, and as auctioneer did offer said property for sale at public outcry in front of the front door of the Courthouse in Shelby County, Alabama, to the highest bidder for cash, and at said sale Edgar E. Lucas and wife, Faye Lucas, became the purchasers of said property at and for the sum of Forty Thousand One Hundred and No/100 Dollars (\$40,100.00) on the indebtedness secured by said mortgage, the said Edgar E. Lucas and wife, Faye Lucas, in the name of said mortgagors, pursuant to the terms of the mortgage, and for itself as mortgagees, by and through V. Wayne Causey, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Edgar E. Lucas and wife, Faye Lucas, the following described property situated in Shelby County, Alabama, to-wit:

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Lots 10, 11, and 12 in Block "C" according to the Map of Calera entitled "Resurvey of Russell R. Hetz property" as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 119; being situated in Shelby County, Alabama.

ALSO: Lots 13 and 14, of Block "C", according to the Map and survey of R. R. Hetz of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto Edgar E. Lucas and wife, Faye Lucas, their heirs and assigns forever; 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 the State of Alabama.

IN WITNESS WHEREOF, Edgar E. Lucas and wife, Faye Lucas, have caused this instrument to be executed in the name of Charles E. Grant and A. B. Grant, and for itself as mortgagee by and through V. Wayne Causey, as auctioneer and attorney-in-fact, and V. Wayne Causey, as auctioneer and attorney-in-fact conducting said sale who has hereto set his hand and seal.

This 16th day of December, 1986.

CHARLES E. GRANT
MORTGAGOR

A. B. GRANT
MORTGAGOR

BY: V. Wayne Causey
Auctioneer and Agent

Edgar E. Lucas and wife, Faye Lucas

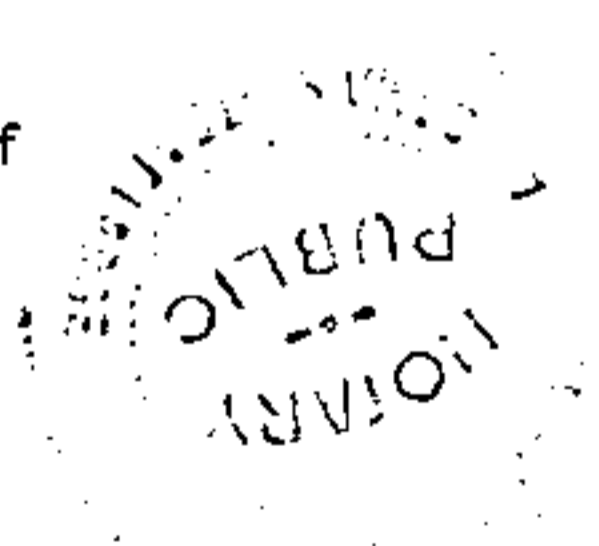
BY: V. Wayne Causey
Attorney-in-fact & Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and in said State, do hereby certify that V. Wayne Causey, whose name as Agent and Auctioneer for Charles E. Grant and A. B. Grant, as Attorney-in-fact and Auctioneer for Edgar E. Lucas and wife, Faye Lucas, mortgagees, and as Auctioneer is signed 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, as such Agent, Attorney-in-fact and Auctioneer, and with full authority in the premises, executed the same voluntarily.

GIVEN under my hand and seal of office this the 16 day of December, 1986.

Joan B. Harless
NOTARY PUBLIC



WITNESS TO AUCTION:

Paul J. Jervis

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 DEC 23 AM 9:55

Thomas W. Saunders, Jr.
JUDGE OF PROBATE

- 1. Fee for Foreclosure
- 2. Mfg. Tax _____
- 3. Recording Fee 7.50
- 4. Indexing Fee 1.00
- TOTAL 8.50

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