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STATE OF ALABAMA
COUNTY OF MONTGOMERY

This instrument prepared by
Jack M. Purser, Jr.
Attorney in Charge
Office of the General Counsel
United States Department of Agriculture
Room 827, Aronov Building
474 South Court Street
Montgomery, Alabama 36104

DEED OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that:

THIS INDENTURE, made and entered into this 12th day of May, 1987, by and between THE UNITED STATES OF AMERICA, acting by and through the Farmers Home Administration, United States Department of Agriculture, GRANTOR and MORTGAGEE, under the terms of the mortgage given by MILLARD B. HARRIS, AN UNMARRIED PERSON, MORTGAGOR, hereinafter whether or not singular or plural, and CENTRAL STATE BANK, CALERA, ALABAMA, a banking Corporation, GRANTEE, as the maker of the highest and best bid at that foreclosure sale held under the terms of the mortgage,

WITNESSETH, that,

WHEREAS on December 1, 1978, Millard B. Harris, an unmarried person, as mortgagor, executed and delivered to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as mortgagee, a mortgage on certain real property recorded in Mortgage Book 385, at page 985-988, in the Office of the Judge of Probate of Shelby County, Alabama to secure the payment of the indebtedness therein described to the mortgagee; and

WHEREAS in said mortgage, should default be made in the payment of any installment due under any promissory note or any extension or renewal therefore of, or agreement supplementary thereto, secured by said mortgage, or should the mortgagor fail to keep any covenant, condition or agreement contained in said mortgage, the mortgagee was authorized and empowered to declare the entire indebtedness secured by the mortgage due and payable and to foreclose said mortgage; and

WHEREAS in said mortgage, the mortgagee was authorized and empowered, in case of default, to sell the real property taken as security for said indebtedness, in compliance with the power of sale provision contained in said mortgage and the laws of the State of Alabama; and

WHEREAS the mortgagor is in default according to the terms and provisions of the said mortgage and the mortgagee has accelerated the payment of the said indebtedness declaring all of said indebtedness to be due and payable; and

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Return to: Wade Martin

WHEREAS the United States of America has caused a Notice of Foreclosure Sale to be published once a week for three successive weeks preceding the date of foreclosure sale in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama which notice stated the time, place and terms of sale; and

WHEREAS the United States of America has proceeded to sell real property described in said mortgage before the courthouse door in Shelby County, Alabama, during the legal hours of sale on the 2nd day of April, 1987 at public outcry to the highest bidder for cash; and

WHEREAS at said sale the last, best and highest bid for the described property in the aforementioned mortgage was the bid in the amount of Thirty One Thousand Eight Hundred Forty One and 87/100 Dollars (\$31,847.87) made by Central State Bank, Calera, Alabama, a banking Corporation;

NOW, THEREFORE in consideration of the premises and the sum of \$31,847.87, the grantor and mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto Central State Bank, Calera, Alabama, a banking Corporation, its successors and assigns, the following described properties situated in Shelby County, Alabama to wit:

A part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, 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 degrees 19 minutes 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 degrees 32 minutes to the right and run a distance of 100 feet; thence turn an angle of 98 degrees 28 minutes to the right and run a distance of 150.0 feet; thence turn an angle of 81 degrees 32 minutes to the right and run a distance of 100 feet to the point of beginning.
Situating in Shelby County, Alabama.

TO HAVE AND TO HOLD the (above described property unto grantee herein and its successors and assigns, forever, subject to the statutory right of redemption as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the United States of America has caused this conveyance to be executed by its duly authorized representative, the State Director for Alabama, Farmers Home Administration, the United States Department of Agriculture pursuant to the authority contained in Title VII, Code of Federal Regulations, Part 1800 and Section 35-10-1 of Code of Alabama, 1975, et seq., as amended.

UNITED STATES OF AMERICA
GRANTOR and MORTGAGEE

By: 

State Director for Alabama
Farmers Home Administration
United States Department of Agriculture

STATE OF ALABAMA)
COUNTY OF Montgomery)

ACKNOWLEDGMENT

I, Sandra D. Croley, a Notary Public in and for said County in said State, hereby certify that Dale N. Richey, whose name as State Director, Alabama, of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director, Alabama, of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of May, 1987.



My commission expires: 7-26-89

Sandra D. Croley
Notary Public
INSTRUMENT WAS FILED

1987 MAY 21 PM 12:48

JUDGE OF PROBATE

| | |
|------------------|----------|
| 1. Dead Tax | \$ 32.00 |
| 2. Mig. Tax | |
| 3. Recording Fee | 7.50 |
| 4. Indexing Fee | 1.00 |
| TOTAL | 40.50 |