

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 14th day of January, 1991, Trailer Specialty Co., Inc., executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Mortgage Book 326, Page 965, in the Probate Office of Shelby County, Alabama, and,

WHEREAS, Central State Bank is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Central State Bank as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned, F. Hilton-Green Tomlinson, as Auctioneer, Agent and Attorney-in-Fact for the said Central State Bank advertising the said property described in said mortgage herein mentioned, for sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 6th day of January, 1993, during the legal hours of sale, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Central State Bank for the sum of Thirty-Eight Thousand, Eight Hundred Sixty and No/100 Dollars (\$38,860.00), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of Thirty-Eight Thousand, Eight Hundred Sixty and No/100 Dollars (\$38,860.00) and in consideration of the premises, and the law in such cases made and provided, I, the said F. Hilton-Green Tomlinson, as such Auctioneer, Agent, and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Central State Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to wit:

A parcel of land containing 2.18 Acres more or less, located in the Northeast Quarter of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

01/06/1993-00411
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50


Inst # 1993-00411

Commence at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 30; thence run West along the North line of Section 30 a distance of 49.47 feet to a point on the West Right-of-Way of Shelby County Highway #87; thence left 89°23'48" along said R.O.W. a distance of 775.86 feet to the Point of Beginning; thence continue along the same course a distance of 359.80 feet; thence right 89°53'17" leaving said R.O.W. a distance of 109.00 feet; thence right 89°45'02" a distance of 157.00 feet; thence left 89°50'15" a distance of 243.10 feet to the R.O.W. of Interstate 65; thence right 73°22'14" along said R.O.W. a distance of 212.58 feet; thence right 106°47'56" leaving said R.O.W. a distance of 414.68 feet to the Point of Beginning.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Central State Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; subject further to:

Mortgage from Trailer Specialty Co., Inc. to Central State Bank, in the amount of \$160,000.00, dated December 31, 1985 and recorded in Mortgage Book 055, Page 454, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Trailer Specialty Co., Inc., Mortgagor, by and through the said Central State Bank, Mortgagee, by and through F. Hilton-Green Tomlinson, as Auctioneer, Agent, and Attorney in Fact for the said Central State Bank caused these presents to be executed on this the 6th day of January, 1993.


F. Hilton-Green Tomlinson
As Auctioneer,
Agent and Attorney in Fact for
Central State Bank,
Owner and Holder of said mortgage.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, and for said County in said State, hereby certify that F. Hilton-Green Tomlinson, whose name as Auctioneer, Agent and Attorney in Fact for Central State Bank, owner and holder of said mortgage, 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, in his capacity as such Auctioneer, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of
January, 1993.


Notary Public

MY COMMISSION EXPIRES JUNE 6, 1994

Inst # 1993-00411

01/06/1993-00411
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 13.50

THIS INSTRUMENT PREPARED BY
F. HILTON-GREEN TOMLINSON
PRITCHARD, McCALL & JONES
800 FINANCIAL CENTER
BIRMINGHAM, ALABAMA 35203