

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, January 6, 1992, Walter James Brasher, an unmarried man, executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF COLUMBIANA, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 382 Page 738; 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 Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) 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 NATIONAL BANK OF COLUMBIANA, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to 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 published in Shelby County, Alabama, in its issues of September 14, September 21, and September 28, 1994; and

WHEREAS, on September 30, 1994, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for FIRST NATIONAL BANK OF COLUMBIANA; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First National Bank of Columbiana, in the amount of \$40,000.00 Dollars which sum of money FIRST NATIONAL BANK OF COLUMBIANA offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to First National Bank of Columbiana; and

09/30/1994-29870
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00

Inst # 1994-29870

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 40,000.00 Dollars, on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF COLUMBIANA, by and through William R. Justice, as Auctioneer conducting said sale and as Attorney in fact for FIRST NATIONAL BANK OF COLUMBIANA, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First National Bank of Columbiana, the following described property situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, go North 85 deg. 00 min. 00 sec. East 2,010 feet to center of the Old Louisville & Nashville Railroad right-of-way; thence North 23 deg. 30 min. West 1,819 feet along said centerline of the Old L & N Railroad right-of-way; thence South 87 deg. 29 min. 42 sec. West 609.55 feet for a point of beginning; thence continue on the same line 130.50 feet; thence North 04 deg. 35 min. 58 sec. West 348.81 feet; thence North 84 deg. 26 min. 59 sec. East 128.12 feet; thence South 04 deg. 58 min. 20 sec. East 355.72 feet to the point of beginning. Lying in the NW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, an easement for ingress and egress more particularly described as follows: A ten foot easement lying 5 feet on each side of a line described as follows: From the Northwest corner of the above described property, go North 84 deg. 26 min. 59 sec. East, along the North line of property 22 feet for a point of beginning; thence North 00 deg. 32 min. 04 sec. East 76.12 feet to the right-of-way of the public road. Being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto First National Bank of Columbiana, and his, her, its or their 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.

IN WITNESS WHEREOF, FIRST NATIONAL BANK OF COLUMBIANA, has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 30th day of September, 1994.

FIRST NATIONAL BANK OF COLUMBIANA,
Mortgagee:

By: William R. Justice
William R. Justice
as Attorney in Fact and
Auctioneer.

By: William R. Justice
William R. Justice
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 William R. Justice whose name as Auctioneer and Attorney in Fact for FIRST NATIONAL BANK OF COLUMBIANA, 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 and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 30th day of September, 1994.

Janice L. Shelton
Notary Public

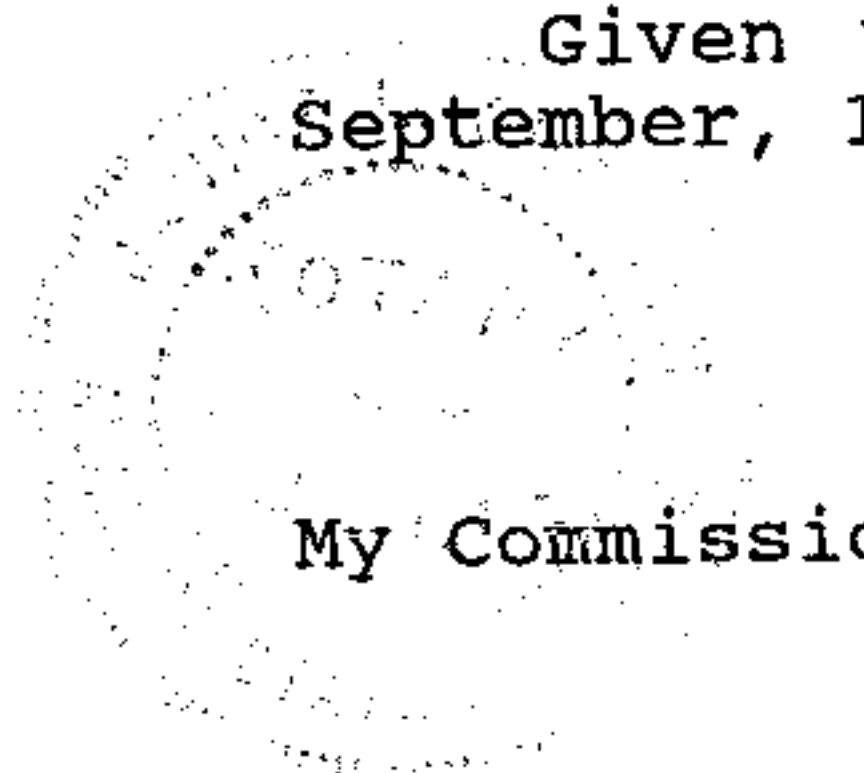
My Commission Expires:

MY COMMISSION EXPIRES JULY 12, 1997

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 30th day of September, 1994.

A circular notary seal for Janice L. Shelton, Notary Public, State of Alabama. The seal contains the text "NOTARY PUBLIC STATE OF ALABAMA" around the perimeter.
Janice L. Shelton
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 12, 1997

Document prepared by, and send tax notice to:

First National Bank of Columbiana
P.O. Box 977
Columbiana, AL 35051

Inst # 1994-29870

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SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00