

# MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, the 22<sup>nd</sup> day of August, 1996, A. Clark Jones executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Instrument #1996-28004, in the Office of the Judge of Probate 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, W. Casey Duncan, 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 4<sup>th</sup> day of October, 1999, 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 **Seventy-Seven Thousand, Three Hundred Sixty-Eight and 12/100 Dollars (\$77,368.12)**, which said amount is/was the last, best and highest bid therefore.

**NOW, THEREFORE**, in consideration of the sum of **Seventy-Seven Thousand, Three Hundred Sixty-Eight and 12/100 Dollars (\$77,368.12)**, and in consideration of the premises, and the law in such cases made and provided, I, the said W. Casey Duncan, 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:

Commence at the SW corner of the SW ¼ of the SE ¼ of Section 27, Township 21 South, Range 1 East, thence run East along the South line of said ¼-¼ for 155.02 feet to the Westerly right of way of Alabama State Highway #145, thence 76 degrees 11 minutes 40 seconds left run Northeasterly along said right of way for 1440.37 feet, thence 87 degrees 46 minutes 38 seconds left run 181.25 feet to the 397 contour of Lay Lake and the Pointe of Beginning; thence 180 degrees 00 minutes run Southeasterly for 181.25 feet to the Westerly right of way of said Highway, thence 87 degrees 46 minutes 38 seconds right run Southwesterly along said right of way for 262.16 feet; thence 90 degrees 38 minutes 15 seconds right run 50.04 feet to the center of a branch; thence 40 degrees 43 minutes right along said branch for 31.09 feet to the 397 contour of Lay Lake; thence run Northerly along said contour for 300 feet more or less to the pointe of beginning.

According to the survey of Thomas E. Simmons, LS 12945, dated February 10, 1988.


Situated in Shelby County, Alabama.

**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.

10/04/1999-41179  
12:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
302 SNA 14.00

Inst # 1999-41179

IN WITNESS WHEREOF, the said Central State Bank, Mortgagor, by and through the said Central State Bank, Mortgagee, by and through W. Casey Duncan, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank caused these presents to be executed on this the 4<sup>th</sup> day of October, 1999.

  
W. CASEY DUNCAN  
As Auctioneer, Agent  
& 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 in and for said County, in said State, hereby certify that W. Casey Duncan, 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 the 4<sup>th</sup> day of October, 1999.

  
Notary Public

This instrument was prepared by:  
W. Casey Duncan  
Attorney at Law  
2320 Arlington Ave.  
Birmingham, AL 35205  
Phone: (205) 862-1880

Inst # 1999-41179

10/04/1999-41179  
12:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 14.00