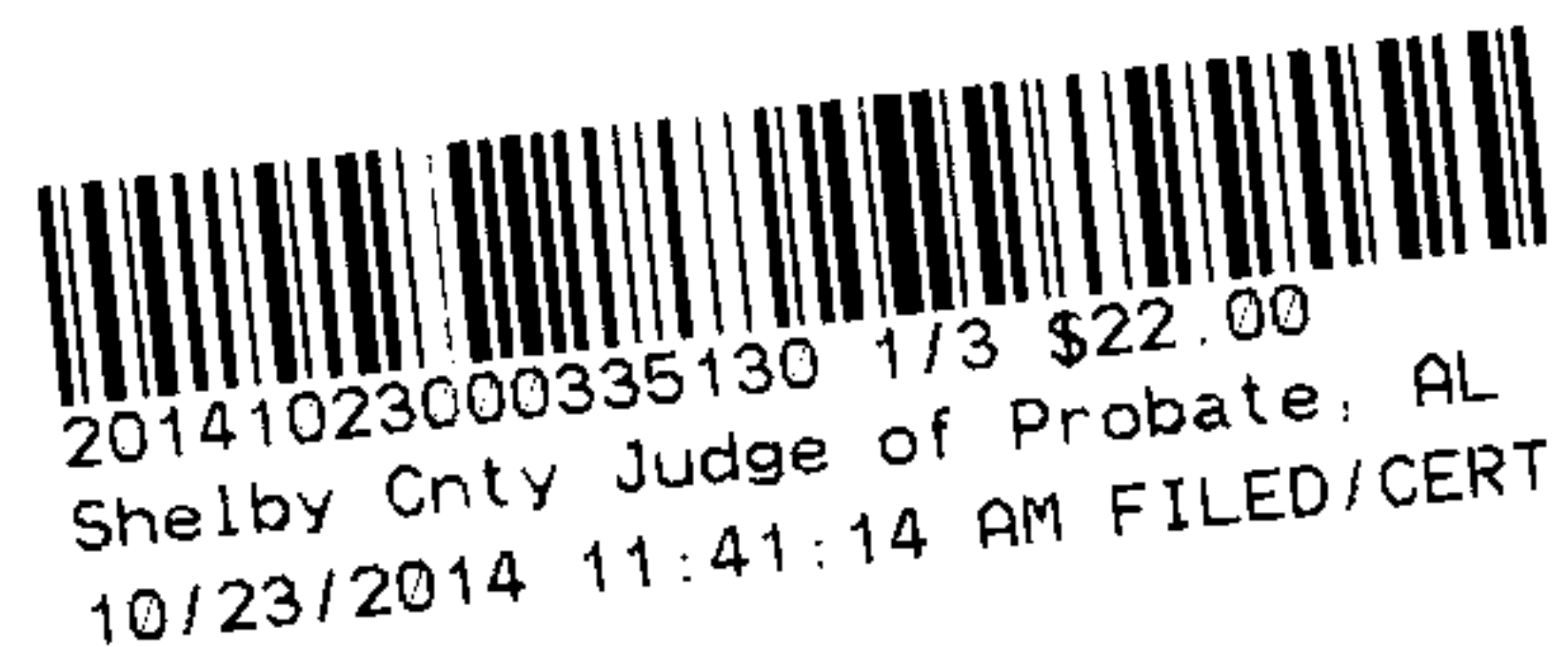


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345



STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **June 26, 2009, Jonathan L. Smitherman and spouse, Sabrena D. Smitherman**, executed a certain mortgage on property hereinafter described to **Central State Bank**, which mortgage is recorded in **Instrument Number 20090707000259850** in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 the City of **Columbiana, Shelby County, Alabama**, after giving notice of the time, place and terms of said sale in some newspaper publishing 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **Central State Bank**, did declare all of the indebtedness secured by 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 of general circulation published in **Shelby County, Alabama**, in its issues of **September 17, 2014; September 24, 2014; and October 01, 2014**; and

WHEREAS, on **October 15th, 2014**, 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 **Central State Bank**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **Central State Bank**, and whereas **Central State Bank** was the highest bidder and best bidder, in the amount of **Two Hundred Thousand Dollars and 00/100 (\$200,000.00)** on the indebtedness secured by said mortgage, said **Central State Bank**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Jonathan L. Smitherman and spouse, Sabrena D. Smitherman**, does hereby grant, bargain, sell and convey unto **Central State Bank**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 6, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, Page 35 A & B, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF **Central State Bank**, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **15th day of September, 2014**.

Jonathan L. Smitherman and spouse, Sabrena D. Smitherman,

By: Foster D Key
FOSTER D. KEY, ATTORNEY-IN-FACT

Central State Bank,

By: Foster D Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Jonathan L. Smitherman and spouse, Sabrena D. Smitherman**, and as Auctioneer and Attorney-in-Fact for **Central State Bank**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **15th day of October, 2014.**

Kristel Karu Wittmeier

Notary Public

My Commission expires: _____



20141023000335130 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:41:14 AM FILED/CERT

Grantor's Name: Central State Bank

Mailing Address: P.O. Box 180
Calera, AL 35040

Property Address: 220 Scenic Lake Cove
Maylene, AL 35114

Grantee's name: Central State Bank

P.O. Box 180
Calera, AL 35040

Date of Sale: 10/15/14/2014
Total Purchase Price: \$200,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☒ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



20141023000335130 3/3 \$22.00
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