


STATE OF ALABAMA )  
SHELBY COUNTY )

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Shelby Cnty Judge of Probate, AL  
08/09/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, heretofore, on, to-wit, March 15, 1963, Buddy DeShazo and Willie Mae DeShazo executed a certain mortgage on the property hereinafter described to M. Louise Palmer, which said mortgage is recorded in Book 281, Page 709, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said M. Louise Palmer (also known as Mamie Louise Palmer) died at Birmingham, Alabama, on the 28th day of February, 1972, and on March 15, 1972, an order was entered by the Probate Court of Jefferson County, Alabama, Case 74661, admitting to probate the Last Will and Testament of Mamie Louise Palmer, deceased, which said Last Will and Testament is recorded in Judicial Record 310, at Page 845, under the terms of which said Last Will and Testament, and the Codicils thereto admitted to probate in said Court, said mortgage referred to hereinabove was given, devised and bequeathed to The First National Bank of Birmingham, a national banking association whose principal place of business is situated in Birmingham, Alabama, as Trustee, the said Trustee being vested with full power and authority to collect the said mortgage indebtedness in accordance with the terms and conditions of the said mortgage; and

WHEREAS, under and by virtue of the terms of 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 of Shelby County, Alabama, after giving twenty-one (21) days notice, by publishing once a week for three (3) consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in Shelby County, Alabama, 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 the 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 First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, did declare all of the indebtedness secured by said mortgage due and payable and the 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, the address of which is Box 947, Columbiana, Alabama, which is a newspaper of general circulation in Shelby County, Alabama, in its issues of May 25, June 1 and June 8, 1972; and

WHEREAS, on June 16, 1972, 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 The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, did offer for sale and did sell at public outcry in front of the Courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased (successor mortgagee) in the


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amount of One Hundred Four Thousand One Hundred Thirty-Four and 47/100 (\$104,134.47) Dollars, which sum of money said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Four Thousand One Hundred Thirty-Four and 47/100 (\$104,134.47) Dollars, on the indebtedness secured by said mortgage, said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, as mortgagee, and as agent of the mortgagors Buddy DeShazo and Willie Mae DeShazo, under the terms of the said Mortgage, does hereby grant, bargain, sell and convey unto said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, all of that certain real property, situated in Shelby County, Alabama, which is set forth and described in Exhibit "A," attached hereto, which said Exhibit "A" is made a part hereof as though fully set out herein.

TO HAVE AND TO HOLD, the above described property unto The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, its successors and assigns forever, subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. THE FIRST NATIONAL BANK OF BIRMINGHAM EXECUTES THE WITHIN INSTRUMENT SOLELY IN THE REPRESENTATIVE CAPACITY NAMED AND EXPRESSLY LIMITS ITS LIABILITY HEREUNDER TO THE PROPERTY NOW OR HEREAFTER HELD BY IT IN SUCH CAPACITY.

IN WITNESS WHEREOF, said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, as agents of the said mortgagors, Buddy DeShazo and Willie Mae DeShazo, and as successor in interest to the said Mamie Louise Palmer, deceased, the mortgagee under the terms of said mortgage, has executed this conveyance on this 4<sup>TH</sup> day of AUGUST, 1972.

  
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BUDDY DeSHAZO and WILLIE MAE DeSHAZO  
BY THE FIRST NATIONAL BANK OF  
BIRMINGHAM

By *B. Stance* L.S.  
Its VICE PRESIDENT AND TRUST OFFICER

AS TRUSTEE UNDER THE WILL OF MAMIE  
LOUISE PALMER, DECEASED,

AGENT OF MORTGAGORS

THE FIRST NATIONAL BANK OF BIRMINGHAM

By *B. Stance* L.S.  
Its VICE PRESIDENT AND TRUST OFFICER

AS TRUSTEE UNDER THE WILL OF MAMIE  
LOUISE PALMER, DECEASED

MORTGAGEE

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19720809000039450 3/5 \$.00  
 Shelby Cnty Judge of Probate, AL  
 08/09/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that B. D. Cause, whose name as Vice Pres. & Trust Officer of The First National Bank of Birmingham, a national banking association, as Trustee under the Will of Mamie Louise Palmer, deceased, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Trustee under the Will of Mamie Louise Palmer, deceased, as agent of the mortgagors, pursuant to the terms of the mortgage, and as successor in interest to the mortgagee under said mortgage.

Given under my hand and official seal of office, this 4th day of June, 1972.

*Account*

Barbara F. Rhodes  
 Notary Public

My Commission Expires April 10, 1976

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The following, all situated in Section Three, Township Eighteen South, Range One East: the northwest quarter of the southeast quarter; the east half of southwest quarter; the northwest quarter of southwest quarter; and all of the southwest quarter of southwest quarter lying north of Highway Number 25 (there being approximately one acre South of said Highway Number 25 in said quarter-quarter section).

Also the following, all situated in Section Four, Township Eighteen South, Range One East: The northeast quarter of the northeast quarter; the northeast quarter of the southeast quarter; all of the southeast quarter of the northeast quarter lying north of old county road; all of the southeast quarter of the southeast quarter lying north of Highway Number 25; all of the southwest quarter of the southeast quarter lying north of Highway Number 25 and north of the Central of Georgia Railroad right of way; all of the northwest quarter of the southeast quarter except a strip on the west side described as follows: begin at the northwest corner of said quarter-quarter section and thence run south along the west line of said quarter-quarter section a distance of 1,308.25 feet to the southwest corner of said quarter-quarter section; thence turn an angle of 88 degrees to the left and run east along the south line of said quarter-quarter section a distance of 100.0 feet; thence turn an angle of 92 degrees to the left and run north and parallel with the west line of said quarter-quarter section a distance of 908.25 feet; thence turn an angle of 14 degrees 03 minutes to the left and run a distance of 412.34 feet to the point of beginning.

All of the southwest quarter of the northeast quarter except a tract in the northwest corner thereof described as follows: begin at the northwest corner of said quarter-quarter section and thence run south along the west line of said quarter-quarter section a distance of 138.65 feet; thence turn an angle of 123 degrees 56 minutes to the left and run a distance of 52.30 feet; thence turn an angle of 38 degrees 41 minutes to the left and run 112.50 feet to the north line of said quarter-quarter section; thence turn an angle of 105 degrees 45 minutes to the left and run west along the north line of said quarter-quarter section a distance of 76.90 feet to the point of beginning.

All of the northwest quarter of the northwest quarter except a tract in the southwest corner thereof described as follows; begin at the southwest corner of said quarter-quarter section and thence run east along the south line of said quarter-quarter section a distance of 76.90 feet; thence turn an angle of 102 degrees 51 minutes to the left and run a distance of 65.00 feet; thence turn an angle of 77 degrees 45 minutes to the left and run a distance of 64.30 feet to a point on the west line of said quarter-quarter section; thence turn an angle of 91 degrees 02 minutes to the left and run south along the west line of said quarter-quarter section a distance of 62.80 feet to the point of beginning.

All of the northeast quarter of the northwest quarter except a tract in the southeast corner thereof described as follows: begin at the southeast corner of said quarter-quarter section; thence run north along the east line of said quarter-quarter section a distance of 62.80 feet; thence turn an angle of 112 degrees 02 minutes to the left and run a distance of 29.90 feet; thence turn an angle of 67 degrees 03 minutes to the left and run a distance of 50.40 feet to the south line of said quarter-quarter section; thence turn an angle of 88 degrees 22 minutes to the left and run east along the south line of



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EXHIBIT "A"

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said quarter-quarter section a distance of 27.60 feet to the point of beginning.

All of the northwest quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; all of the southwest quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; all of the northwest diagonal half of the southeast quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; a tract in the southeast diagonal half of the southeast quarter of the northwest quarter described as follows: begin at the southeast corner of the southeast quarter of the northwest quarter and thence run north along the east line of said quarter-quarter section a distance of 1,169.60 feet; thence turn an angle of 111 degrees 40 minutes to the left and run a distance of 238.10 feet; thence turn an angle of 11 degrees 01 minutes to the right and run a distance of 184.70 feet to the center of an old road; thence turn an angle of 41 degrees 15 minutes to the left and run along the center of said old road a distance of 223.04 feet to the center of an old county road; thence turn an angle of 6 degrees 28 minutes to the right and run along the center of said old county road a distance of 130.60 feet; thence turn an angle of 22 degrees 11 minutes to the left and run along and across the center of said old county road a distance of 301.5 feet to the northwest corner of the Dunnivant School lot; thence turn an angle of 85 degrees 26 minutes to the left and run along the north line of said school lot a distance of 288.19 feet; thence turn an angle of 62 degrees 30 minutes to the right and run along the east line of said school lot a distance of 264.40 feet to the point of beginning.

Less and except the following described parcel of real property situated in Shelby County, Alabama, which was heretofore conveyed to Dunnivant Community Cemetery Corporation:

Part of the E 1/2 of the NW 1/4 and part of the W 1/2 of the NE 1/4 of Section 4-18S-1E, Shelby County, Alabama, described as follows: From the NE corner of the SE 1/4 of the NW 1/4 of said section, run S55°-45'W (magnetic bearing), 342 feet to the point of beginning; thence S40°-00'W, 433.47 feet; thence N44°-44'W, 118.89 feet; thence N40°-52'E, 538.96 feet; thence N49°-00'W, 446.1 feet; thence S42°-38'E, 246.55 feet; thence S48°-10'W, 446.1 feet; thence N50°-30'W, 129.3 feet to the point of beginning. Containing 3.84 acres, more or less.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*Filed Feb 10 1972*  
1972 AUG -9 AM 8:31

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Cloned*  
JUDGE OF PROBATE



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