

STATE OF ALABAMA)

COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: June 1, 1973, Trans-Georgia Corporation, a Georgia Corporation, executed a certain mortgage on the property hereinafter described to R. F. Holifield and wife, Belle A. Holifield, which said mortgage is recorded in Mortgage Book 332, Page 278, in the Office of the Probate Judge of Shelby County, Alabama, and said mortgage having been assigned by R.F. Holifield and wife, Belle A. Holifield, to City National Bank of Tuscaloosa (now First Alabama Bank of Tuscaloosa, N.A.), by instrument recorded in the Office of the Probate Judge of Shelby County, Alabama, in Book 5, Page 432, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City 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 Alabama Bank of Tuscaloosa, N.A., as assignee, 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



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in the SHELBY COUNTY REPORTER, a newspaper published in Shelby County, Alabama, and of general circulation, in Shelby County, Alabama, in its issues of August 14, 1975, August 21, 1975, and August 28, 1975; and

WHEREAS, on September 2, 1975, 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 First Alabama Bank of Tuscaloosa, N.A., as assignee, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, George S. Wright was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said First Alabama Bank of Tuscaloosa, N.A.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First Alabama Bank of Tuscaloosa, N.A., in the amount of Thirty-Five Thousand One Hundred Fifty-Five and 05/100 (\$35,155.05) Dollars, which sum of money First Alabama Bank of Tuscaloosa, N.A. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to First Alabama Bank of Tuscaloosa, N.A.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Thirty-Five Thousand One Hundred Fifty-Five and 05/100 (\$35,155.05) Dollars, on the indebtedness secured by said mortgage, the said First Alabama Bank of Tuscaloosa, N.A., by and through George S. Wright, as Auctioneer conducting said sale and as attorney in fact for First Alabama Bank of Tuscaloosa, N.A., and the said George S. Wright, as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said First Alabama Bank of Tuscaloosa, N.A., the following described property situated in Shelby County, Alabama, to-wit:

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All that tract or parcel of land being in Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: BEGINNING at the NE corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, Township 22 South, Range 2 West, run thence S 0°48'37" W 260 feet to a point on the state fence, thence NW along state fence 130 feet to a point; thence N 20°23'02" W 348.94 feet to concrete R.O.W. monument on U.S. 31; thence N 4°33'04" E 135.34 feet to a concrete R.O.W. marker, thence N 9° E 336.33 feet to a point; thence S 64°56'47" E 1130.97 feet to a point; thence N 82°26'37" E 320 feet to a point, thence S 68°53'23" E 119.34 feet to a point; thence S 0°48'37" W 160.34 feet to a point; thence S 38°48'21" W 387.66 feet to a point on a paved road; thence NW along road approximately 925 feet to a point; thence N 89°25' 24" W 295.51 feet to the point of beginning, said tract containing 14.659 acres more or less and being surveyed by Perry A. Hand, Reg. Sur.

Subject to the R.O.W. easement previously granted for a road, said easement contains 0.53 acres.

The warranties herein do not cover or extend to that portion hereof containing 0.577 acres, more or less, lying in the Southwest One-Fourth of the Southeast One-Fourth of Section 4, Township 22 South, Range 2 West.

TO HAVE AND TO HOLD the above described property unto the First Alabama Bank of Tuscaloosa, N.A., 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.

IN WITNESS WHEREOF, First Alabama Bank of Tuscaloosa has caused this instrument to be executed by and through George S. Wright as Auctioneer conducting said sale has hereto set his hand and seal on this 2nd day of September, 1975.

FIRST ALABAMA BANK OF TUSCALOOSA, N.A.

By

George S. Wright
George S. Wright, as Auctioneer
and Attorney in Fact

George S. Wright
GEORGE S. WRIGHT, as Auctioneer
conducting said sale

THE STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

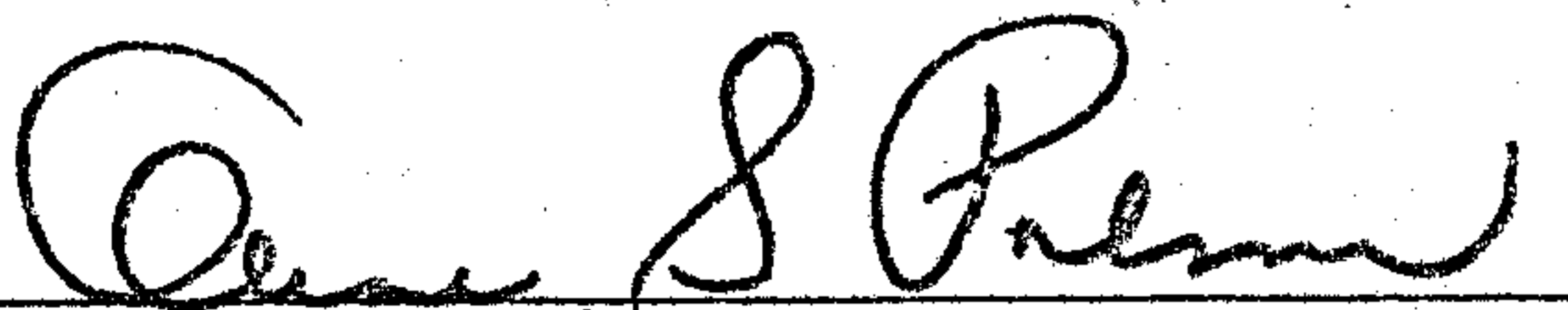

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I, the undersigned, a Notary Public for the State of Alabama, at Large, hereby certify that George S. Wright, whose name as Auctioneer and Attorney in Fact for First Alabama Bank of Tuscaloosa, N.A., is signed to the foregoing conveyance, and who is

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known to me, acknowledged before me, on this day that, being informed of the contents of the conveyance, he, in his capacity as said 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 this the 2nd day of September, 1975.


Notary Public

THE STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public for the State of Alabama at Large, do hereby certify that George S. Wright, 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 this the 2nd day of September, 1975.


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Shelby Cnty Judge of Probate, AL
09/11/1975 12:00:00AM FILED/CERT


Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 11 AM 9:14
Wendy 52
Carroll H. Brown
JUDGE OF PROBATE

RETURN TO:
ROSEN, WRIGHT, HARWOOD & ALBRIGHT, P.A.
ATTORNEYS AT LAW
P. O. BOX 2727
TUSCALOOSA, ALABAMA 35401

THIS INSTRUMENT WAS PREPARED BY:
ROSEN, WRIGHT, HARWOOD & ALBRIGHT, P.A.
ATTORNEYS AT LAW
1020 25TH AVENUE
TUSCALOOSA, ALABAMA 35401

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