

STATE OF ALABAMA)
SHELBY COUNTY)

8245

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same executed by Iona Burnett Connell, dated April 30, 1973 and recorded in Mortgage Book 330, page 709, and that promissory note and real estate mortgage securing payment of the same executed by Iona Burnett Connell, dated September 1, 1972, and recorded in Mortgage Book 325, page 280, in the Probate Records of Shelby County, Alabama, to The First Bank of Alabaster, Alabaster, Alabama, which mortgages described the real estate hereinafter set out, and

WHEREAS, said real estate mortgages provided that the real estate described therein should be sold at public outcry to the highest bidder for cash, in front of the entrance of the Shelby County Courthouse front door in Columbiana, Alabama, after advertisements of such sale in some newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, of the time, place, and terms of said sale, in order to pay the sums remaining unpaid under the terms of said promissory notes and mortgages, after maturity, or default of the same, and

WHEREAS, said The First Bank of Alabaster, Alabaster, Alabama, as mortgagee of said mortgages, did cause such advertisements of such sale to be given in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of said newspaper published on August 28th, September 4th and September 11th.

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgages, the real estate described in said mortgages was duly offered for sale to the highest and best bidder, for cash, in front of the entrance of the Shelby County Courthouse front door in Columbiana, Alabama, during the legal hours of sale on the 30th day of September, 1975, and at said sale said real estate was purchased by The First Bank of Alabaster, Alabaster, Alabama, for the sum of Two Thousand, Nine Hundred Nine and 17/100 Dollars (\$2,909.17), which sum of money was the highest and best bid for said real estate at said sale;



19750930000054650 1/3 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1975 12:00:00AM FILED/CERT

See Deed BK 296 page 202 11-19-75
BOOK 296 PAGE 746

NOW THEREFORE, in consideration of the premises, and of the payment of the sum of Two Thousand, Nine Hundred Nine and 17/100 Dollars (\$2,909.17), by crediting the same upon the mortgage indebtedness secured by said mortgages, said Iona Burnett Connell, a widow, does hereby grant, bargain, sell and convey unto said The First Bank of Alabaster, Alabaster, Alabama, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

That certain parcel of land described as beginning at the Southwest corner of what was formerly known as the L. C. Collum land, which said corner is the Southwest corner of the Northeast quarter of the Southwest Quarter of Section 18, Township 20, Range 2 West; run thence in a Northerly direction along the West boundary of said Northeast quarter of the Southwest quarter for a distance of 210 feet; run thence in an Easterly direction parallel with the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 210 feet, more or less, to the center of Hog Pen Creek; run thence down said Creek with its meanders in a Southerly direction to the South boundary line of said Northeast quarter of the Southwest Quarter; run thence in a Westerly direction along the South boundary of said Northeast Quarter of the Southwest Quarter of said Section 18, a distance of 210 feet, more or less to the point of beginning, all in Shelby County, Alabama.

TO HAVE AND TO HOLD above described premises unto said The First Bank of Alabaster, Alabaster, Alabama, its heirs and assigns forever.

IN WITNESS WHEREOF, said Iona Burnett Connell, a widow, and the said The First Bank of Alabaster, Alabaster, Alabama, acting by and through Conrad M. Fowler, Jr., Attorney in fact and auctioneer making the said sale, having hereunto set their hands and seals on this 30th day of September, 1975.

19750930000054650 2/3 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1975 12:00:00AM FILED/CERT

IONA BURNETT CONNELL, MORTGAGOR

BY Conrad M. Fowler, Jr. (SEAL)
Auctioneer

THE FIRST BANK OF ALABASTER, Alabaster, Alabama

BY Conrad M. Fowler, Jr. (SEAL)
Attorney in Fact and Auctioneer

BOOK 291 PAGE 747

STATE OF ALABAMA)

SHELBY COUNTY)

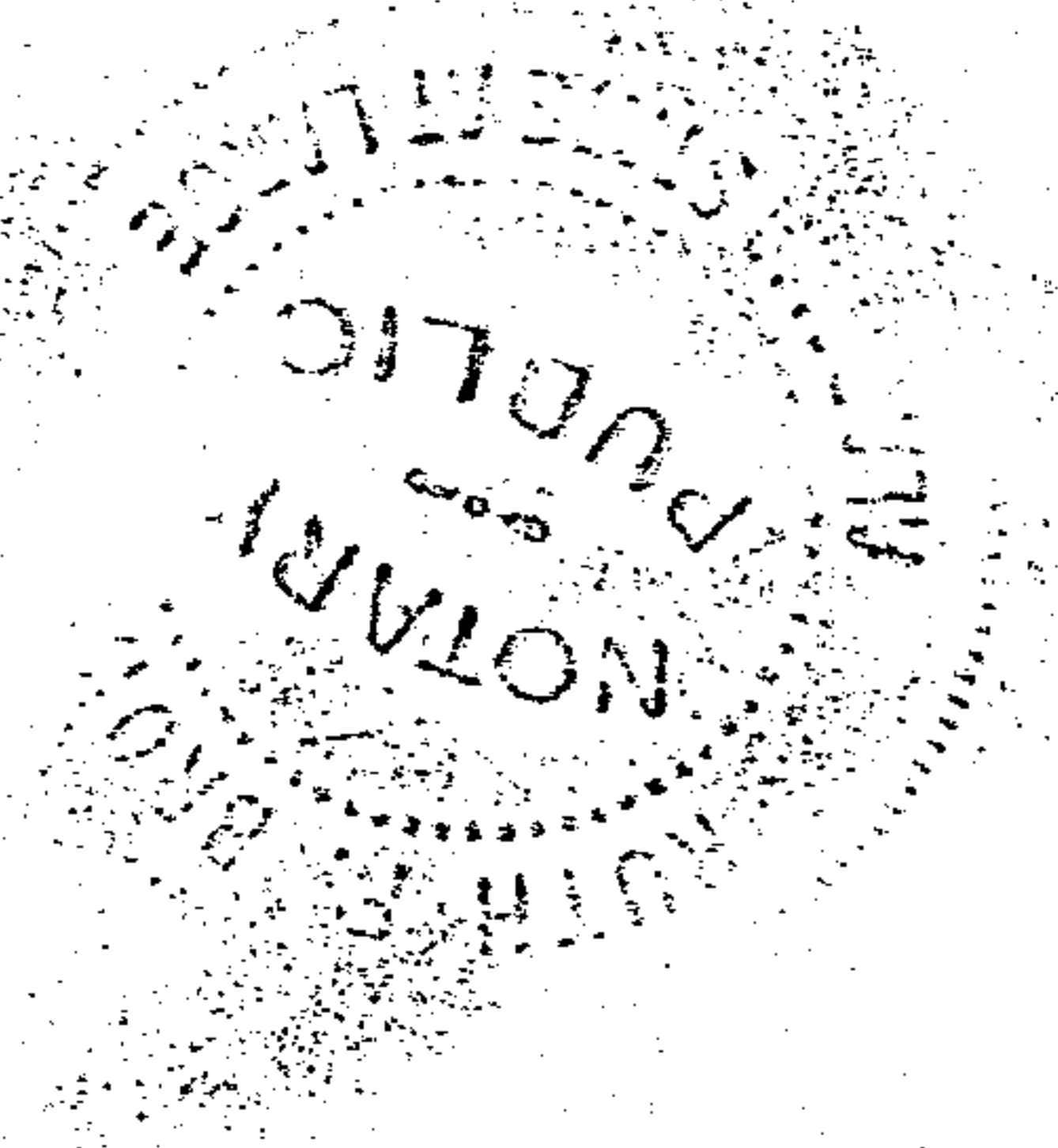
I, Ruth F. Brown, a Notary Public in and for said County, in said State, hereby certify that Conrad M. Fowler, Jr., who is known to me, and whose name as Auctioneer for Iona Burnett Connell, Mortgagor, and as Attorney in Fact and Auctioneer for The First Bank of Alabaster, Alabaster, Alabama, Mortgagee, is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer for Iona Burnett Connell, Mortgagor, and as Attorney in Fact and Auctioneer for The First Bank of Alabaster, Alabaster, Alabama, Mortgagee, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of September, 1975.

Ruth F. Brown
Notary Public



19750930000054650 3/3 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1975 12:00:00AM FILED/CERT



BOOK 291 PAGE 748

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 30 PM 3:06
Conrad M. Fowler Jr.
JUDGE OF PROBATE