This instrument prepared by:
Charles L. Denaburg
1000 Brown Marx Building
Birmingham, Alabama 35203

443

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

19790312000030450 1/3 $.00
Shelby Cnty Judge of Probate, AL
03/12/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 20, 1978, Betty Jean Racine Farris and husband, Charles P. Farris, Jr., mortgagors, executed a certain mortgage to Citizens Bank & Trust, which said mortgage is recorded in ~~Volume~~ Book 372, Record of Mortgages, at Page 138; and re-filed in Book 373, page 620; corrected by Corrective Mortgage recorded in Book 374, page 989, and further corrected by Affidavit in Re: Scrivener's Error recorded in Book 28, page 957, in the Probate Office of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Citizens Bank & Trust did declare all of the indebtedness secured by the 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, in accordance with the terms thereof, by publication in SHELBY COUNTY REPORTER, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of January 25, February 1, 8, and March 1, 1979; and,

WHEREAS, on March 5, 1979, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Citizens Bank & Trust did offer for sale and sell at public outcry, in front of the Main entrance of the Court House at Columbiana, Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Citizens Bank & Trust, in the amount of Fifteen Thousand & no/100 ---------- ($15,000.00) Dollars, which sum was offered to be credited to the indebtedness secured

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RETURN TO:
DENABURG, SCHOEL, MEYERSON & OGLE
1000 Brown Marx Building
Birmingham, Al. 35203

N-54-8-B

by said mortgage, and said property was thereupon sold to Citizens Bank & Trust; and,

WHEREAS, Mark H. Elovitz acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Fifteen Thousand & no/100 ----------($15,000.00) Dollars, Betty Jean Racine Farris and husband, Charles P. Farris, Jr., mortgagors, by and through the said Citizens Bank & Trust, do grant, bargain, sell and convey unto the said Citizens Bank & Trust, the following described real property, situated in Shelby County, Alabama, to-wit:

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A certain lot in the S½ of NW¼ of NW¼ of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Beginning at the SE corner of the NW¼ of NW¼ of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence West 300 feet to point of beginning; thence run North 190 feet; thence run West 100 feet; thence run South 190 feet; thence run East 100 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions and/or encumbrances of record.

SUBJECT TO the statury right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

19790312000030450 2/3 $.00
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TO HAVE AND TO HOLD, the above described property unto the said Citizens Bank & Trust, 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, The said Betty Jean Racine Farris and husband, Charles P. Farris, Jr., by Citizens Bank & Trust, by Mark H. Elovitz, as auctioneer conducting said sale, has caused these presents to be executed on this, the 5th day of March, 19 79.

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Betty Jean Racine Farris and husband,
Charles P. Farris, Jr. BY

CITIZENS BANK & TRUST

BY: _____
Mark H. Elovitz As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark H. Elovitz, whose name as auctioneer for Citizens Bank & Trust, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of March, 19 79.

Peggy D. York
Notary Public

My Commission Expires: 13, 1979

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED IN OFFICE

79 MAR 12 AM 8:33

Rec. 4.50
Ind 1.00
5.50

JUDGE OF PROBATE

19790312000030450 3/3 $.00
Shelby Cnty Judge of Probate,AL
03/12/1979 12:00:00AM FILED/CERT