

This instrument prepared by Wade H. Morton, Jr., Attorney at Law P O Box 1227, Columbiana, Alabama 35051

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore, on to-wit: December 27, 1977, Glenn A. Lollar, an unmarried man, executed a certain mortgage on the real estate hereinafter described to Central State Bank, Calera, Alabama, which said mortgage is recorded in Mortgage Book 373, at Pages 316-318, 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 case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said real estate in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place and terms of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 might bid at the same 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 such default continuing, the said Central State Bank 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 April 5, 12 and 19, 1979; and

WHEREAS, on Arpil 27, 1979 the day on which the foreclosure sale 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 Central State Bank did offer for sale at public outcry in front of the Courthouse door in Shelby County, Alabama, the real estate hereinafter described; and

WHEREAS, Wade H. Morton, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the

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said Central State Bank; and

WHEREAS, the highest and best bid for said real estate described in the aforementioned mortgage was the bid of Central State Bank in the amount of Thirteen Thousand Seven Hundred Ninety Nine and 02/100 (\$13,799.02) Dollars, which sum of money Central State Bank offered as credit on the indebtedness secured by said mortgage and said real estate was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Thirteen Thousand Seven Hundred Ninety Nine and 02/100 (\$13,799.02) Dollars on the indebtedness secured by said mortgage, the said Central State Bank, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank and Glenn A. Lollar, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Central State Bank, Calera, Alabama, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22, Township 22 South, Range 2 West and run South along the East line of said Quarter-Quarter section for 100 feet to the point of beginning; thence continue South along the East line of said Quarter-Quarter section for 133.80 feet; thence to the right with an interior angle of 99 degrees 25 min. and run Westerly for 400.68 feet to East right of way of a County Road; thence to the right with an interior angle of 90 degrees 00 minutes and run Northerly along said right of way line of said County Road for 213 feet to South right of way of old Alabama Highway No. 25; thence to the right with an interior angle of 113 degrees 00 minutes and run Easterly along South right of way of Old Alabama Highway No. 25 for 165.35 feet; thence to the right with an interior angle of 147 degrees 35 minutes and run Easterly along North line of said Quarter-Quarter section for 167.60 feet; thence to the right with an interior angle of 90 degrees 00 minutes and run South 100 feet; thence left with an interior angle of 270 degrees 00 minutes and run Easterly for 125 feet to the point of beginning. This land being and lying in the Southeast Quarter of the Northwest Quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto Central State Bank, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of Alabama.

IN WITNESS WHEREOF, the Central State Bank and Glenn A. Lollar, an unmarried man, have caused this instrument to be executed by and

through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 27th day of April, 1979.

GLENN A. LOLLAR

CENTRAL STATE BANK

RV.

Wade H. Morton, Jr., as
Auctioneer and Attorney-in-Fact

BY:

Wade H. Morton, Jr., as Auctioneer and Attorney-in-Fact

Wade H. Morton, Jr., as Auctioneer Conducting said Sale

STATE OF ALABAMA)

SHELBY COUNTY

I, Margaret Nivens, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Glenn A. Lollar and also signed the name of Central State Bank to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for Central State Bank, mortgagee, with full authority, for and as the act of said corporation, and as the actions of Glenn A. Lollar, mortgagor, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 27th day of April, 1979.

Notary Public

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