19790612000072820 1/3 $.00
Shelby Cnty Judge of Probate, AL
06/12/1979 12:00:00AM FILED/CERT

449

STATE OF ALABAMA)
)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by that certain mortgage executed by P & S Construction Company, Inc. to Birmingham Trust National Bank, a national banking association, recorded in Book 376 Page 832, of the records in the Office of the Judge of Probate of Shelby County, Alabama, so that by the terms of said mortgage, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgage, Birmingham Trust National Bank caused to be published in the Shelby County Reporter a newspaper published in Shelby County, Alabama, a notice setting forth that it would, within the legal hours of sale on the 31st day of May, 1979, sell the land conveyed by said mortgage to the highest bidder for cash in front of the Courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, which notice was published in the issues of said paper on May 3, 10, and 17, 1979; and

WHEREAS, at said Courthouse door within the legal hours of sale on the 31st day of May, 1979, said Birmingham Trust National Bank did proceed to sell the land described in said mortgage in strict compliance with the terms of the power of sale and pursuant to said notice, at which said Birmingham Trust National Bank, a national banking association did bid for said land the sum of Seventy-Four Thousand Seven Hundred Forty and 13/100 ($74,740.13) Dollars which was the highest and best bid therefor; whereupon said land was sold to Birmingham Trust National Bank.

NOW THEREFORE, in consideration of the premises and of the payment of said bid, said Birmingham Trust National Bank as Mortgagee, does grant, bargain, sell and convey unto

F-44030 MORTGAGE LOAN DEPT.
Birmingham Trust National Bank
P. O. Box 2554

Birmingham Trust National Bank, a national banking association, all of its right, title and interest in and to the following described lots or parcels of land situated in Shelby County, Alabama to-wit:

Lot 15, according to Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Mortgagor for the purpose of or used or useful in the connection with the improvements located or to be located on the hereinabove described real estate, whether such materials, equipment, fixtures and fittings are actually located on or adjacent to said real estate or not, and whether in storage or otherwise whatsoever the same may be located. The personal property herein conveyed and mortgaged shall include, without limitation, all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building material and equipment of every kind and character used or useful in connection with said improvements.

SUBJECT to the statuatory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

TO HAVE AND TO HOLD to said Birmingham Trust National Bank, its successors and assigns forever.

IN WITNESS WHEREOF, Birmingham Trust National Bank has caused this instrument to be executed under its seal by James R. Beaird, it Senior Vice President, who is duly authorized thereunto, as Mortgagee and for and on behalf of the Mortgagor, P & S Construction Company, Inc., on this the 31st day of May, 1979.

19790612000072820 2/3 $.00
Shelby Cnty Judge of Probate, AL
06/12/1979 12:00:00AM FILED/CERT

BIRMINGHAM TRUST NATIONAL BANK,
MORTGAGEE

By: James R. Beaird
James R. Beaird
Its Senior Vice President

P & S CONSTRUCTION COMPANY, INC.
BY: BIRMINGHAM TRUST NATIONAL BANK

By: James R. Beaird
James R. Beaird
Its Senior Vice President

19790612000072820 3/3 $.00
Shelby Cnty Judge of Probate,AL
06/12/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmingham Trust National Bank, a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledges before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said Birmingham Trust National Bank.

Given under my hand and official seal this 11th day of June, 1979.

Sandra M. Sharp
Notary Public

My Commission Expires Feb. 9, 1982

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmngham Trust National Bank, a national banking association, as P & S Construction Company, Inc., Mortgagor is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he as such officer and with full authority, executed the same voluntarily for and as he act of said national banking association, acting in its capacity as P & S Construction Company, Inc., Mortgagor, as aforesaid.

Given under my hand and official seal this 11th day of June, 1979.

Sandra M. Sharp
Notary Public

My Commission Expires Feb. 9, 1982

This instrument was prepared by:
James J. Robinson, Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203

NO TAX COLLECTED

rec 4.50
ind 1.00
5.50

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