


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

STATE OF ALABAMA)
SHELBY COUNTY)

266
MORTGAGE FORECLOSURE DEED


19800208000015690 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
02/08/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on, to-wit:

October 11, 1977, Century 20 Homes, Inc., a corporation,
executed a certain mortgage on the real estate hereinafter described to
Merchants & Planters Bank, Montevallo, Alabama, a corporation,
which said mortgage is recorded in Mortgage Book 370, at Pages 382 - 383,
in the Office of the Judge of Probate of Shelby County, Alabama, and
which said mortgage and the indebtedness therein described is and was
as of the date upon which this foreclosure proceeding was instituted,
and is and was as of the date upon which this foreclosure deed was
executed, the sole property of said mortgagee; and

WHEREAS, in and by said mortgage said 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 the 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
mortgagee 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 January 17, 24 and 31, 1980; and,

WHEREAS, on the 8th day of February , 1980, being 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 said mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described; and,

WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Merchants & Planters Bank; and,

WHEREAS, the highest and best bid for said real estate described in said mortgage was the bid of Merchants & Planters Bank in the amount of Fourteen Thousand and No/100 (\$14,000.00) Dollars, which sum of money Merchants & Planters Bank offered as credit on the indebtedness secured by said mortgage, and said real estate was thereupon sold to Merchants & Planters Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Fourteen Thousand and No/100 (\$14,000.00) Dollars on the indebtedness secured by said mortgage, the said Merchants & Planters Bank, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Merchants & Planters Bank and Century 20 Homes, Inc., a corporation, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Merchants & Planters Bank, Montevallo, Alabama, the following described real estate situated in Shelby County, Alabama, to-wit:

According to the legal description described on the attached Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described real estate unto the said Merchants & Planters 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 and to all easements, restrictions and rights-of-way of record and current taxes.

IN WITNESS WHEREOF, the said Merchants & Planters Bank, and Century 20 Homes, Inc., a corporation, 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 8th day of February , 1980.

CENTURY 20 HOMES, INC., a
corporation

MERCHANTS & PLANTERS BANK

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

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

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

BOOK 324 PAGE 811

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, 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 Century 20 Homes, Inc., a corporation, and also signed the name of Merchants & Planters 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 the said mortgagee, with full authority, for and as the act of said corporation, and as the actions of the said Century 20 Homes, Inc., a corporation, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 8th day of February, 1980.

Wade H. Morton, Jr.
Notary Public

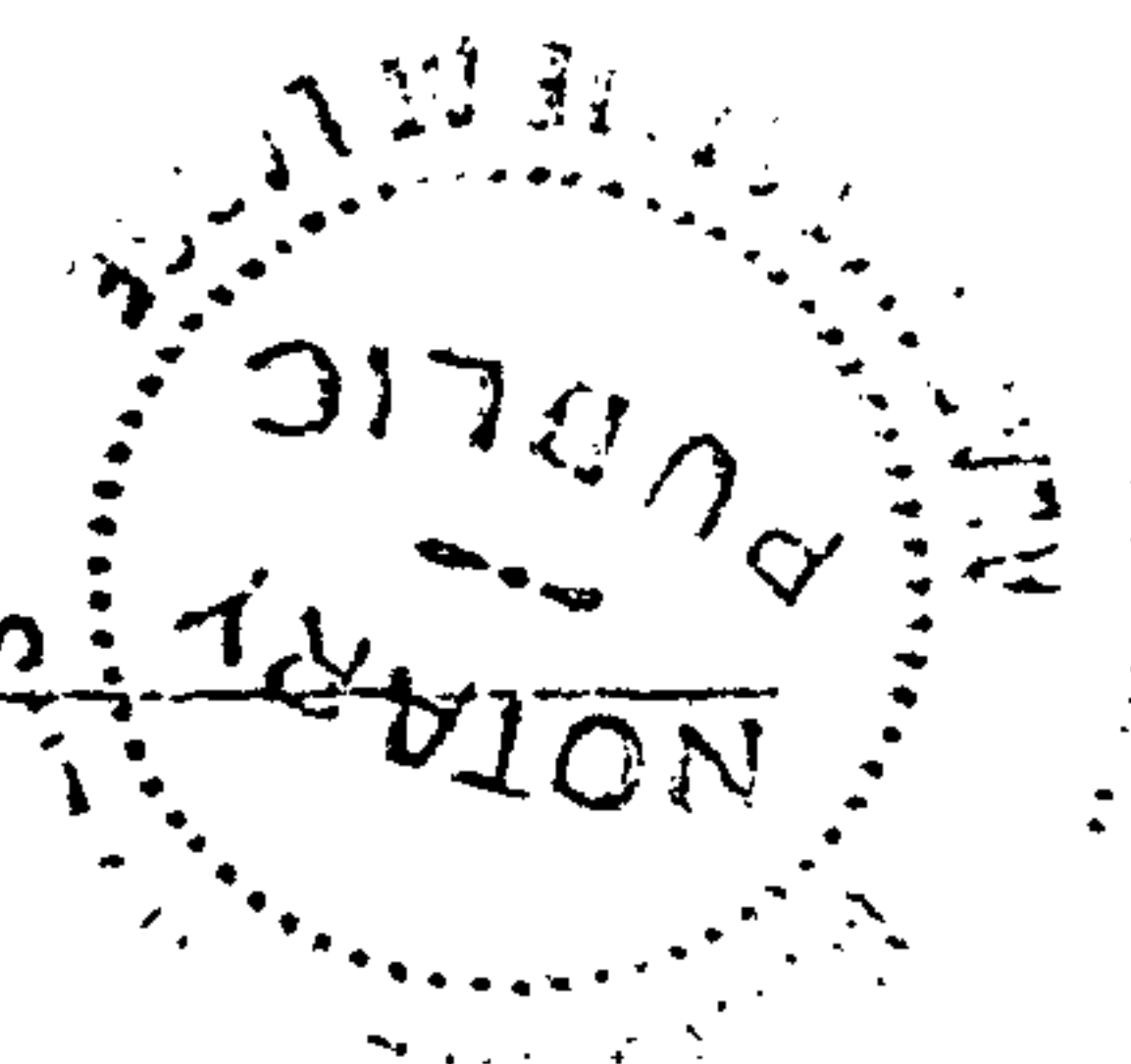


EXHIBIT "A"

From the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 355.39 feet for a point of beginning; thence continue East along said North line a distance of 105 feet; thence turn an angle to the right of 88 deg. 14 min. 30 sec. a distance of 175.09 feet; thence turn an angle to the right of 88 deg. 14 min. 30 sec. and run 105.49 feet along the North right-of-way of Fran Lane; thence turn an angle to the right of 86 deg. 19 min. and run a distance of 172.01 feet to the point of beginning. This property to be recorded as Lot 22, Block 5, Green Valley, Fourth Sector, situated in Shelby County, Alabama.

I hereby certify this is the proper legal description for that real estate mortgage by Century 20 Homes, Inc., a corporation, to Merchants & Planters Bank, Montevallo, Alabama, a corporation, on October 11, 1977 and recorded in Mortgage Book 370, at Page 382 and 383, in the Office of the Judge of Probate of Shelby County, Alabama.

Wade H. Morton, Jr.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
MORTGAGE HAS FILED

1980 FEB -8 PM 2:31

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

Rec 600
Ind. 100
700

BOOK 324 PAGE 812