

STATE OF ALABAMA)

SHELBY COUNTY)



19800407000041180 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/07/1980 00:00:00 FILED/CERTIFIED

FORECLOSURE DEED

Whereas, The First National Bank of Birmingham, a national banking association, (hereinafter sometimes called Bank) was on March 17, 1980 the owner and holder of the following described mortgages and the debts secured thereby: mortgage executed by Robert Freeman Company, Inc., a corporation, (hereinafter called Mortgagor) to the Bank on October 16, 1978, which mortgage was recorded in the office of the Judge of Probate of Shelby County, Alabama in Book 384, page 285, and a mortgage executed by the Mortgagor to the Bank on December 5, 1978, which mortgage was recorded in the office of the Judge of Probate of Shelby County, Alabama in Book 386, page 419 (hereinafter called Mortgages); and

Whereas, the Mortgages provided that if the Mortgagor should fail to pay the debts secured by the Mortgages, or any part of said debts, when they became due, the Bank was authorized, at its option, to declare said debts immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgages; and

Whereas, the Mortgagor failed to pay said debts when they became due, whereupon the Bank declared said debts immediately due and payable in full; and

Whereas, on March 17, 1980, at 2:00 P.M., the real estate hereinafter described, which real estate was described in, and conveyed by, both of the Mortgages, was offered for sale, before the courthouse door of Shelby County, Alabama, at Columbiana, Alabama, to the highest bidder for cash, after giving notice of the time and place of such sale, as required by the Mortgages, by advertisement in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said newspaper of February 21, 1980, February 28, 1980 and March 6, 1980; and

Whereas, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgages, the Bank became the purchaser of said real estate, being the highest and best bidder therefor, at and for the price of seventy thousand and no/100 dollars (\$70,000.00).

Now, therefore, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto The First National Bank of Birmingham the following described real estate, which real estate was described in, and conveyed by, the Mortgages, said real estate lying and being in Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Willow Ridge Addition to Indian Springs as recorded in Map Book 7, page 76 in the Probate Office of Shelby County, Alabama.

BOOK 325 PAGE 835

The Bank announced at the sale, after the Bank was declared to be the successful bidder, that the Bank would credit said mortgage debts with the amount of said bid.

To have and to hold to The First National Bank of Birmingham, its successors and assigns, in fee simple forever.

In witness whereof, the name of Robert Freeman Company, Inc. has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 18th day of March, 1980.

ROBERT FREEMAN COMPANY, INC.

By Frank C. Galloway Jr.
as auctioneer and as attorney
in fact for Robert Freeman
Company, Inc.

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, Vicki Moor, a Notary Public in and for said County in said State, hereby certify that Frank C. Galloway, Jr., whose name as auctioneer and as attorney in fact for Robert Freeman Company, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such auctioneer and attorney in fact, executed the same voluntarily on the day the same bears date.

18th Given under my hand and official seal, on the day of March, 1980.

Vicki Moor
Notary Public

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned The First National Bank of Birmingham, a national banking association, does hereby certify that Frank C. Galloway, Jr., who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by The First National Bank of Birmingham as auctioneer for the purpose of making said sale and conveyance.

Dated this 18th day of March, 1980.

ATTEST:

[Signature]
Its _____

THE FIRST NATIONAL BANK OF BIRMINGHAM

By [Signature]
Its _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 APR -7 AM 9:20

THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern Natural Bldg.
Birmingham, Alabama 35203

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NO TAX COLLECTED

[Signature]
JUDGE OF PROBATE
Rec. 3.00