

810



19800425000047200 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/25/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by John K. Oster and wife Mickie R. Oster, and recorded in Mortgage Book 378, page 242, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, Citizens Bank and Trust Company did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on March 20, and 27th and April 3, 1980.

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 15th day of April, 1980 and at sale, said real estate was purchased by Citizens Bank and Trust Company for the sum of \$8,260.88, which said sum of money was the highest, and best bid for sale of the real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$ 8,260.88, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said John K. Oster and wife Mickie R. Oster and Joel C. Watson, as auctioneer do hereby grant, bargain, sell and convey unto the said Citizens Bank and Trust Company, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Second Sector Port South, as recorded in Map Book 6, page 37, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD the above described premises unto the said CITIZENS BANK AND TRUST COMPANY, a corporation and its heirs and assigns, forever.

NO TAX COLLECTED

BOOK 326 PAGE 82

IN WITNESS WHEREOF, said John K. Oster and wife
Mickie R. Oster, acting by and through Joel C. Watson,
Attorney in Fact, and Auctioneer, and Joel C. Watson,
Attorney in Fact, have hereunto set theirs hands and
seals on this the 15th day of April, 1980.

JOHN K. OSTER AND WIFE MICKIE
R. OSTER

BY John K. Oster and wife Mickie R. Oster
Attorney in Fact and Auctioneer

Joel C. Watson
By Joel C. Watson
Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Joel C. Watson,
who is known to me, and whose name is Attorney in Fact and
Auctioneer 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 the conveyance, he, as
such Attorney in Fact, and as such Auctioneer, executed
the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of
April, 1980.

Edgar D. Little
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 APR 25 AM 11:04

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

Rec. 3.00
Ind. 1.00
4.00