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This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, Alabama 3505

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED



19800613000065050 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
06/13/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on, to-wit:
the 22nd day of August, 1977 Baker Dairy Farms, Inc., a corporation,
executed a certain mortgage on the real estate hereinafter described to
Merchants & Planters Bank, Montevallo, Alabama, a banking corporation,
which said mortgage is recorded in Mortgage Book 368, at Pages 732-733 ,
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

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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 May 22, 29 and June 5, 1980.

WHEREAS, on the 13th day of June , 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

Return to:
✓ Wade H. Morton, Jr.

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 Ninety Nine Thousand Two Hundred Forty Six and 77/100 (\$99,246.77) 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 Ninety Nine Thousand Two Hundred Forty Six and 77/100 (\$99,246.77) 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 Baker Dairy Farms, 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, a banking corporation, 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 Baker Dairy Farms, 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 13th day of June , 1980.

BAKER DAIRY FARMS, INC., a corporation

MERCHANTS & PLANTERS BANK, Monteville, Alabama, a banking corporation

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

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

Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer Conducting said Sale

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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 Baker Dairy Farms, Inc., a corporation, to the above conveyance, and also signed the name of Merchants & Planters Bank, a corporation, 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 Baker Dairy Farms, Inc., mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 13th day of June, 1980.

NOTARY PUBLIC

JUN 13 PM 2:52

Rec. 600
100

Judge of Probate

700

Margaret Turner
Notary Public

EXHIBIT "A" TO MORTGAGE FORECLOSURE DEED

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and run Westerly along the South side of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1394.04 feet to the Southwest corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence continue Westerly for 470.10 feet; then turn an angle of 91 deg. 05' to the right and run Northeast-erly for 620.96 feet; thence turn an angle of 84 deg. 04' 39" to the right and run Easterly for 622.26 feet; thence continue along the last described course for 354.40 feet; thence turn an angle of 51 deg. 36' 17" to the left and run Northeasterly for 397.59 feet; thence turn an angle of 15 deg. 10' 45" to the right and run Northeasterly for 531.33 feet; thence turn an angle of 36 deg. 02' 03" to the right and run Easterly for 146.42 feet; thence turn an angle of 90 deg. 33' 32" to the right and run Southerly for 1403.02 feet back to the point of beginning. The above described parcel contains 36.84 acres, and is subject to the ease-ments, rights of ways, and restrictions of record and less and except an undivided one-half interest in title to minerals underlying the above described real estate with mining right and privileges belonging thereto.

LESS AND EXCEPT the following described 5 parcels:

Parcel One: From the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 662.75 feet to the point of beginning of the land herein described; thence continue Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 680.94 feet; thence turn right an angle of 93 deg. 58' 45" and run Westerly 435.53 feet; thence turn right an angle of 49 deg. 46' 15" and run Northwesterly 857.89 feet; thence turn right an angle of 128 deg. 45' and run Easterly 942.66 feet to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and containing 10.58 acres, more or less.

Parcel Two: Begin at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and run Northerly along the West side of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 680.94 feet to the point of beginning; thence continue Northerly along the said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 722.08 feet; thence turn an angle of 90 deg. 33' 32" to the left and run Westerly for 19.11 feet; then turn an angle of 90 deg. 17' 17" to the left and run Southerly for 721.61 feet; then turn an angle of 86 deg. 39' 11" to the left and run Easterly for 8.45 feet back to the point of beginning. The above described parcel contains .228 acres.

Parcel Three: Begin at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and run Northerly along the West side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 110.20 feet to the point of beginning; thence continue Northerly along the West side of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 570.74 feet; thence turn an angle of 87 deg. 30' to the left and run Westerly for 8.45 feet; thence turn an angle of 93 deg. 20' 49" to the left and run Southerly for 571.16 feet back to the point of beginning. The above described parcel contains 0.56 acres.

Parcel Four: Lot 11 of Sunnydale Estates, as shown by the map or plat thereof recorded on June 21, 1978 in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Five: Lot 12 of Sunnydale Estates, as shown by the map or plat thereof recorded on June 21, 1978 in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

A part or portion of the above described real estate includes and can also be described as Lots 9 through 15, inclusive, and all easements, rights-of-way and roads contiguous thereto, as shown by the map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded on June 21, 1978 in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT Lots 11 and 12 thereof, and as Lots 15 through 26, inclusive, and all easements, rights-of-way and roads contiguous thereto, as shown by the map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978 and recorded on June 30, 1978 in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

I hereby certify this is the proper legal description for that real estate mortgaged by Baker Dairy Farms, Inc., a corporation, to Merchants & Planters Bank, Montevallo, Alabama, a corporation, in the aforesaid mortgage.