

STATE OF ALABAMA)
)
 SHELBY COUNTY)

FORECLOSURE DEED



19800626000070050 Pg 1/4 .00
 Shelby Cnty Judge of Probate, AL
 06/26/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by those certain mortgages executed by Barrett Builders, Inc. to Birmingham Trust National Bank, a national banking association, recorded in Book 362, Page 117, Book 389, Page 152, Book 389, Page 159, and in Book 396, Page 555, respectively, of the records in the Office of the Judge of Probate of Shelby County, Alabama, so that by the terms of said mortgages, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgages, 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, at 12:00 o'clock noon on the 18th day of June, 1980, sell the hereinafter described land conveyed by said mortgages to the highest bidder for cash in front of the Courthouse door at the main entrance of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, which notice was published in the issues of said paper on May 22, 29 and June 5, 1980; and

WHEREAS, at said Courthouse door at 12:00 o'clock noon on the 18th day of June, 1980, said Birmingham Trust National Bank did proceed to sell the hereinafter described land 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 Four Hundred Seventy-Three Thousand, Four Hundred Forty-Five and 68/100 Dollars (\$473,445.68) 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

BTNB Mortgage Loan Dept.
 P.O. BOX 2654
 BIRMINGHAM, ALABAMA 35203

as Mortgagee, does grant, bargain, sell and convey unto 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:

Said real estate is described in Exhibit "A" which is attached hereto and made a part hereof by this reference.

SUBJECT to the statutory 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, its Senior Vice President, who is duly authorized thereunto, both as Mortgagee and on behalf of the Mortgagor, Barrett Builders, Inc., on this the 18th day of June, 1980.

BIRMINGHAM TRUST NATIONAL BANK,
MORTGAGEE

By:


James R. Beaird
Its Senior Vice President

BARRETT BUILDERS, INC., MORTGAGOR
BY: BIRMINGHAM TRUST NATIONAL BANK

By:


James R. Beaird
Its Senior Vice President

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, acknowledged 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 24 day
of June, 1980.

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 Birmingham Trust National Bank, a national banking association, as Barrett Builders, 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 the act of said national banking association, acting in its capacity as Barrett Builders, Inc., Mortgagor, as aforesaid.

Given under my hand and official seal this 24 day
of June, 1980.

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

BOOK 327 PAGE 215

EXHIBIT "A"

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Begin at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 22, Township 20 South, Range 3 West in Shelby County, Alabama, thence run South 89 degrees 15 minutes West along the north line of said Section 22 for 572.20 feet; thence run along an old fence line as follows: South 21 degrees 15 minutes East for 141.0 feet; thence South 2 degrees 20 minutes East for 329.80 feet; thence South 1 degree 50 minutes East for 353.60 feet; thence South 6 degrees 10 minutes East for 262.80 feet; thence South 9 degrees 55 minutes East for 390.40 feet; thence South 9 degrees 59 minutes 50 seconds East for 580.36 feet to an old pipe marker found in place; thence South 8 degrees 44 minutes 52 seconds East for 40.76 feet to an old iron bolt found in place, thence South 84 degrees 13 minutes 51 seconds West for 348.96 feet to an iron pin placed at a fence corner, said fence corner has reportedly been in place for the past 50 years and agreed to by the adjoining property owner, Mr. Frank "Buck" Cox; thence South 8 degrees 33 minutes 47 seconds East along said old fence line for 531.54 feet to another old iron pipe marker found in place and agreed to by the same adjoining property owner; thence run North 89 degrees 31 minutes 36 seconds East, running generally along an old fence line, for 1,552.61 feet to an iron pipe marker, also agreed to by the same adjoining property owner, said point is marked Point "B" for later reference; thence run North 88 degrees 40 minutes 24 seconds East for 100.38 feet to a 1-inch capped pipe marker, said point is marked Point "C" for later reference; thence run North 1 degree 16 minutes 16 seconds West for 1,159.89 feet to another 1-inch capped pipe marker marked Point "D" for later reference; thence run North 12 degrees 16 minutes 14 seconds West for 1,012.76 feet to a concrete marker established by Plantation Pipe Line Company as their property marker, said point is marked Point "E" for later reference; thence run South 89 degrees 17 minutes 01 seconds West for 85.05 feet to an iron pipe marker; thence along a line as shown on the property map of said Plantation Pipe Line Company as follows: from the last stated old iron pipe marker described above, run North 31 degrees 51 minutes 25 seconds West for 67.94 feet; thence run North 15 degrees 24 minutes 00 seconds East for 190.90 feet; thence run North 42 degrees 44 minutes 56 seconds East for 94.20 feet; thence run South 55 degrees 15 minutes 56 seconds East for 147.40 feet; thence run North 55 degrees 21 minutes 02 seconds East for 160.20 feet; thence run North 9 degrees 55 minutes 54 seconds West for 63.80 feet; thence run South 72 degrees 2 minutes 19 seconds West for 39.30 feet; thence North 16 degrees 52 minutes 49 seconds East for 91.20 feet; thence North 51 degrees 29 minutes 57 seconds East for 56.20 feet to a point on the North line of said Section 22; thence run South 89 degrees 15 minutes West along the north line of said Section 22 for 1,118.64 feet to the point of beginning.

ALSO:

A 60 foot wide strip of land, the east line thereof being described as follows: Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 15, Township 20 South, Range 3 West, in Shelby County, Alabama, thence run South 89 degrees 15 minutes West along the South line of said Section 15, for 357.5 feet to the point of beginning; thence run North 2 degrees 11 minutes West, running along the East line of said 60 foot wide strip of land for 521.6 feet, more or less, to the Southerly right of way line of the Helena - Pelham public road.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

ALL LESS AND EXCEPT: Lots 5, 6, 7, 8, 12, 13, 14 and 16 in Block 1; Lots 2, 10, 11 and 15 in Block 2; and Lot 9 in Block 4, all according to the survey of Plantation South, First Sector, recorded in Map Book 7, Page 157, in the Probate Office of Shelby County, Alabama.

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