


STATE OF ALABAMA)
 :
SHELBY COUNTY)

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Shelby Cnty Judge of Probate, AL
08/28/1980 00:00:00 FILED/CERTIFIED

This Foreclosure Deed, made this 28th day of August, 1980,
between Ralph Sanderson Realty Company, Inc., party of the first part,
and Birmingham Trust National Bank, party of the second part,

W I T N E S S E T H:

WHEREAS, the said Ralph Sanderson Realty Company, Inc., hereto-
fore executed to Birmingham Trust National Bank (herein called "the
Mortgagee"), a certain mortgage dated November 3, 1978, and recorded in
Deed Book 385, at Page 282, in the Office of the Judge of Probate of
Shelby County, Alabama, which conveyed the hereinafter described property
to secure certain indebtedness therein described; and

WHEREAS, the said mortgage provides that if said indebtedness
or any part thereof should remain unpaid at maturity then the whole of
said indebtedness shall at once become due and payable and said mortgage
be subject to foreclosure, and further provides that, in the event of
any such default, the Mortgagee shall have the authority to sell said
property before the door to the Courthouse of Shelby County at Columbiana,
Alabama, at public outcry, for cash, after first giving notice by publi-
cation once a week for three successive weeks of time, place and terms
of said sale in some newspaper of general circulation published in
Shelby County, Alabama, and further provides that in the event of any
such sale the person conducting such sale shall have power and authority
to execute a deed to the purchaser of said property at such sale, and
further provides that the Mortgagee may bid and become the purchaser at
such sale of the property described therein; and

WHEREAS, parts of said indebtedness remained unpaid at the
respective maturities thereof, and the whole of said indebtedness

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thereupon became due and payable, and default was made in the payment thereof, and the party of the second part thereafter gave notice by publication in The Shelby County News, a newspaper of general circulation published in Shelby County, Alabama, on the 7th, 14th and 21st days of August, 1980, that it would sell the hereinafter described property before the main door to the Courthouse of Shelby County, at Columbiana, Alabama, at public outcry to the highest bidder, for cash, beginning at 12 o'clock noon on the 28th day of August, 1980; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County News, and Birmingham Trust National Bank became the purchaser of the hereinafter described property at and for the sum of \$51,095.00 cash, for said real estate, which was the highest, best and last bid therefor; and

WHEREAS, the undersigned, William W. Johnson, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the party of the second part;

NOW, THEREFORE, in consideration of the premises, the party of the first part and the party of the second part, both acting by and through the undersigned as their duly constituted and appointed attorney in fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Birmingham Trust National Bank the following described real property situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Birmingham Trust National Bank, its successors and assigns forever, as fully and completely in all respects

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as the same could or ought to be conveyed to the said Birmingham Trust National Bank under and by virtue of the power and authority contained in the aforesaid mortgage.

IN WITNESS WHEREOF, the said Ralph Sanderson Realty Company, Inc., party of the first part, and Birmingham Trust National Bank, party of the second part, have hereunto set their hands and seals by their said attorney in fact and auctioneer at said sale on the day and year first above written.

RALPH SANDERSON REALTY COMPANY, INC.
BIRMINGHAM TRUST NATIONAL BANK

By William W. Johnson, Jr.
William W. Johnson, Jr., their
Attorney in Fact and Auctioneer

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William W. Johnson, Jr., whose name as attorney in fact and auctioneer for Ralph Sanderson Realty Company, Inc., and Birmingham Trust National Bank 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 auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this the 28th day of August, 1980.

Carol Burkett Crawford
Notary Public

[NOTARIAL SEAL]

My Commission Expires: April 2, 1983

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. JOHNSON, JR.
1500 BROWN-MARX BUILDING
BIRMINGHAM, ALABAMA 35203

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned Birmingham Trust National Bank does hereby certify that William W. Johnson, Jr., who acted as attorney in fact and auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by the undersigned as attorney and auctioneer for the purpose of making said sale and conveyance.

Done this 28th day of August, 1980.

BIRMINGHAM TRUST NATIONAL BANK

By Dwight Smith
Its Mortgage Loan Officer

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AUG 28 1980

NO TAX COLLECTED

Rec. 6.00
Incl. 1.00
7.00