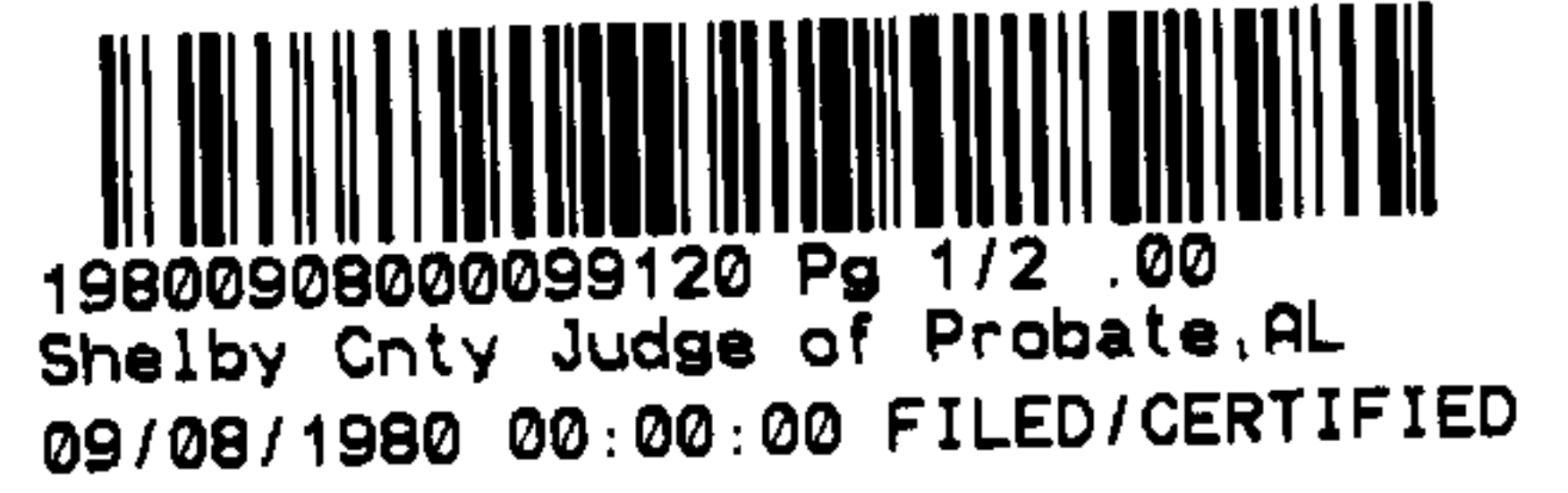


259
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY)
COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That William Arthur Bise, III and wife, Bennie Ruth Bise, did, on to-wit, September 7, 1978, execute a mortgage to City Federal Savings and Loan Association, a corporation, which mortgage is recorded in Mortgage Record 382, Page 853, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, ~~and which said mortgage security, then and the indebtedness secured thereby, was assigned to said City Federal Savings and Loan Association by the Court in the Probate Office of the Judge of Probate of Shelby County, Alabama; and~~

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said City Federal Savings and Loan Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of August 7, 14 and 21, 1980; and

WHEREAS, on September 2, 1980, 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 sale was duly and properly conducted, and City Federal Savings and Loan Association did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said City Federal Savings and Loan Association, in the amount of Fifty-eight Thousand Two Hundred Fifty-nine and 65/100 DOLLARS (\$58,259.65), which sum the said City Federal Savings and Loan Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said City Federal Savings and Loan Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Fifty-eight Thousand Two Hundred Fifty-nine and 65/100 DOLLARS (\$58,259.65---), on the indebtedness secured by said mortgage, the said William Arthur Bise, III and wife, Bennie Ruth Bise acting by and through the said City Federal Savings and Loan Association, by J. Walker Hale, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said City Federal Savings and Loan Association, by J. Walker Hale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and J. Walker Hale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto City Federal Savings and Loan Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Block 4, according to Cahaba Valley Estates, Seventh Sector as recorded in Map Book 6, page 82, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto _____
City Federal Savings and Loan Association
forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as
provided by the law of the State of Alabama.

IN WITNESS WHEREOF, the said City Federal Savings and Loan Association
has caused this instrument to be executed by J. Walker Hale, as auctioneer and the
person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said
J. Walker Hale has executed this instrument in his capacity as such auctioneer
on this the 2nd day of September, 19 80.

** William Arthur Bise, III and wife,
Bennie Ruth Bise Mortgagors

By City Federal Savings and Loan Association
Mortgagee or Transferee of Mortgagee

By J. Walker Hale
as Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

City Federal Savings and Loan Association
Mortgagee or Transferee of Mortgagee

By J. Walker Hale
as Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

** J. Walker Hale
as Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALA. SHELBY CO. S
I CERTIFY THIS
INSTRUMENT WAS FILED
Gene Clouse
1980 SEP -8 AM 11:12
Thomas B. Shandlin, Jr.
JUDGE OF PROBATE

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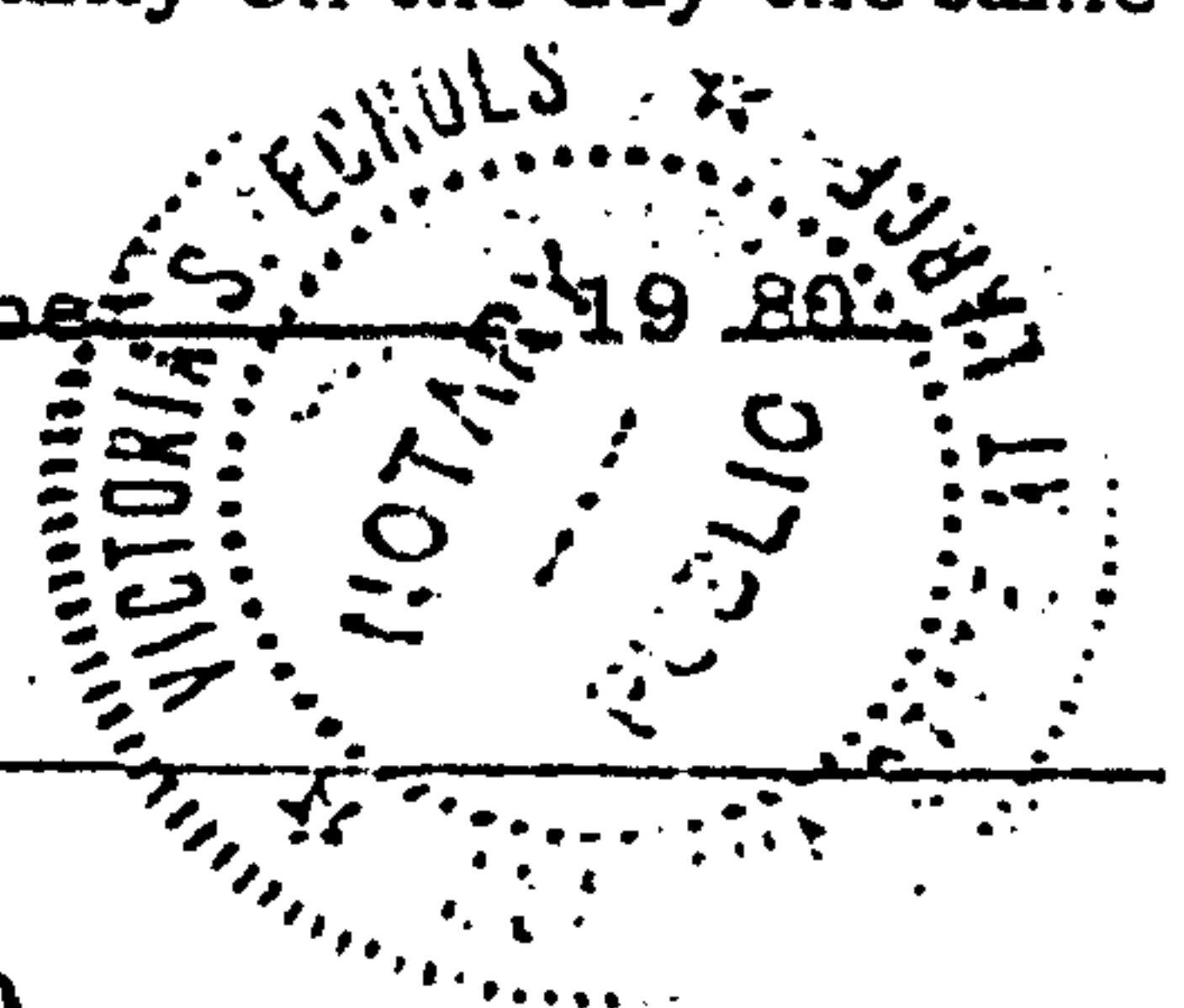
BOOK 328 PAGE 348

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Victoria S. Echols, a Notary Public in and for said State and County,
hereby certify that J. Walker Hale, whose name as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same
bears date.

Given under my hand and official seal this the 2nd day of September, 19 80.

Victoria S. Echols
Notary Public



My Commission expires 10/27/80

My Commission Expires 10/27/80

THIS INSTRUMENT WAS PREPARED BY:
Name James L. Clark
Address Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203
Phone: 205/252-7000

City Federal Savings and Loan Assoc
City Federal Building
2030 Second Avenue, North
Birmingham, Alabama 35203