



STATE OF ALABAMA)

SHELBY COUNTY)

504
FORECLOSURE DEED

Whereas, the National Bank of Commerce of Birmingham, a national banking association, (hereinafter sometimes called Bank) was on February 10, 1981 the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by Karmen K Homes, Inc., a corporation, (hereinafter called Mortgagor) to the Bank on January 9, 1979, which mortgage was recorded in the office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 387, page 602 (hereinafter called Mortgage); and

Whereas, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Bank was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

Whereas, the Mortgagor failed to pay said debt when it became due, whereupon the Bank declared said debt immediately due and payable in full; and

Whereas, on February 10, 1981, at 2:00 P.M., the real estate hereinafter described, being the same real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, at Columbiana, Alabama, to the highest bidder for cash, after giving notice of the time and place of such sale, as required by the Mortgage, by advertisement in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of January 22, 1981, January 29, 1981, and February 5, 1981; and

Whereas, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Bank became the purchaser of said real estate, being the highest and best bidder therefor, at and for the price of nine thousand and no/100 dollars (\$9,000.00).

Now, therefore, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto The National Bank of Commerce of Birmingham the following described real estate, being the real estate described in, and conveyed by, the Mortgage, the same lying and being in Shelby County, Alabama, to-wit:

Lot 25, Royal Oaks, as recorded in Map Book 7, page 77, in the Probate Office of Shelby County, Alabama.

CABANISS, JOHNSTON, GARDNER,
DUMAS & O'NEAL

1900 FIRST NATIONAL-SOUTHERN NATURAL BUILDING
BIRMINGHAM, ALABAMA 35203

(205) 252-8300

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The Bank announced at the sale, after the Bank was declared to be the successful bidder, that the Bank would credit said mortgage debt with the amount of said bid.

To have and to hold to the National Bank of Commerce of Birmingham, its successors and assigns, in fee simple forever.

In witness whereof, the name of Karmen K Homes, Inc., has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 11th day of February, 1981.

KARMEN K HOMES, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 FEB 17 AM 9:22

By Kay K. Riddle
as auctioneer and as attorney
in fact for Karmen K Homes,
Inc.

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)

JEFFERSON COUNTY)

Rec 3.00
Jud 1.00
4.00

I, a Notary Public in and for said County in said State, hereby certify that Kay K. Riddle, whose name as attorney in fact for Karmen K Homes, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 11th day of February, 1981.

Vicki Moor
Notary Public

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned the National Bank of Commerce of Birmingham, a national banking association, does hereby certify that Kay K. Riddle, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by the National Bank of Commerce of Birmingham as auctioneer for the purpose of making said sale and conveyance.

Dated this 11th day of February, 1981.

ATTEST:

Arthur Knight
Its Assistant Cashier

NATIONAL BANK OF COMMERCE
OF BIRMINGHAM

By Ronald L. Shetter
Its Vice President

This instrument prepared by:

Kay K. Riddle
Cabaniss, Johnston, Gardner, Dumas & O'Neal
1900 First National-Southern Natural Building
Birmingham, Alabama 35203
(205) 252-8800

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