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

STATE OF ALABAMA)
 :
SHELBY COUNTY)



19810220000019380 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

This Foreclosure Deed, made this 20th day of February, 1981,
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 I 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 December 7, 1978, and recorded in
Book 386, at Page 332, 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 January 22 and 29 and February 5, 1981, 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 20th day of February, 1981; 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 \$35,000.00 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:

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said 1/4-1/4 Section; thence in a Westerly direction, along the North line of said 1/4-1/4 Section, a distance of 1069.49 feet to a point on the Easterly Right of Way Line of Shelby County Highway No. 17; thence 86 degrees 26 Minutes left,

in a Southerly direction along said Right of Way, a distance of 147.02 feet to a point on the Northerly Right of Way Line of Shelby County Highway No. 58; thence 93 degrees 56 Minutes 45 Seconds left, in an Easterly direction along said Right of Way, a distance of 1081.75 feet to a point on the East line of said 1/4-1/4 Section; thence 90 degrees 53 Minutes 15 Seconds left, in a Northerly direction along said East line, a distance of 139.61 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto the said Birmingham Trust National Bank, its successors and assigns, forever, as fully and completely in all respects 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 20th day of February, 1981.

Carol Burkett Crawford
Notary Public

[NOTARIAL SEAL]

My Commission Expires: My Commission Expires April 2, 1983

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 20th day of February, 1981.

BIRMINGHAM TRUST NATIONAL BANK

By W. Gary Warr
Its V. J.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 FEB 20 PM 12:09
Foreclosure
Thomas G. Johnson, Jr.
JUDGE OF PROBATE

Dec 6.00
Jud 1.00
7.00