

STATE OF ALABAMA)
SHELBY COUNTY)

This Foreclosure Deed, made this 20th day of February, 1981,
between Ralph D. Sanderson and wife, Carla J. Sanderson, parties 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 D. Sanderson and wife, Carla J.
Sanderson, heretofore executed to Birmingham Trust National Bank (herein
called "the Mortgagee"), a certain mortgage dated January 31, 1978, and
recorded in Book 374, at Page 328, 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 \$163,000.00 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 parties 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:

All that part of the SE 1/4 of NE 1/4 and SW 1/4 of NE 1/4 lying North of the L & N Railroad right-of-way and South of Buck Creek. Also, all that portion of the SE 1/4 of NW 1/4 lying North of the L & N Railroad right-of-way and South of Buck Creek and East of the Helena to Acton Road. Situated in Section 15, Township 20 South, Range 3 West. LESS & EXCEPT Spur track belonging to L & N Railroad as described in Deed Book 42, Page 629.

From the northwest corner of SE 1/4 of NW 1/4, Section 15, Township 20 South, Range 3 West, looking South along the west line thereof, turn an angle to the left of 44 deg. 09 min. and run southeasterly for 164.4 feet; thence left 16 deg. 09 min. for 179.15 feet; thence left 23 deg. 27 min. for 30 feet; thence right 87 deg. 18 min. for 56.25 feet; then right 3 deg. 43 min. for 156.96 feet to the point of beginning of the land herein described; thence from said point of beginning thus obtained, turn an angle left of 92 deg. 02 min. and run easterly for 180.20 feet; thence right 97 deg. 41 min. for 69.7 feet; thence left 95 deg. 14 min. for 49.35 feet; thence right 90 deg. for 19.30 feet; thence left 96 deg. 32 min. for 247.04 feet to the north bank of Buck Creek; thence right 93 deg. 25 min. for 125.45 feet across Buck Creek to the north line of the Rolling Mill property; thence right 34 deg. 50 min. for 37.23 feet; thence left 11 deg. 09 min. for 74.30 feet; thence right 9 deg. 00 min. for 102.30 feet; thence right 6 deg. 30 min. for 37.80 feet; thence right 14 deg. 00 min. for 60.0 feet; thence right 12 deg. 30 min. for 34.80 feet; thence left 7 deg. 55 min. for 31.95 feet; thence left 26 deg. 34 min. for 246.80 feet to the north line of a public road; thence right 67 deg. 50 min. and along said north line of the public road for 330.1 feet to the west line of said SE 1/4 of NW 1/4; thence continue along the same course for 46 feet to the southeast corner of the lot formerly known as the Keef lot; thence right 76 deg. 23 min. and in a northerly direction parallel with the west line of said SE 1/4 of NW 1/4 to Buck Creek; thence easterly up Buck Creek to the east line of the Helena-Acton Road right-of-way; thence northerly along the east line of said road right-of-way to the point of beginning. Less any portion lying West of Helena to Acton Road EXCEPTING mineral and mining rights to all above lands that lies in the SW 1/4 of NW 1/4 and also all above land that lies east of Ridge and North of Creek in SE 1/4 of NW 1/4, Section 15, Township 20, Range 3 West. Also EXCEPT 30 foot right-of-way sold to Town of Helena, as described in Deed Book 187, Page 390. ALSO LESS AND EXCEPT that part sold to Utilities Board of the Town of Helena, Alabama, in Deed Volume 297, Page 390.

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 D. Sanderson and wife, Carla J. Sanderson, parties 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 D. SANDERSON
CARLA J. SANDERSON
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 D. Sanderson and wife, Carla
J. Sanderson, and Birmingham Trust National Bank is signed to the fore-
going 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

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. JOHNSON, JR.
1500 BROWN-MARK 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 20th day of February, 1981.

BIRMINGHAM TRUST NATIONAL BANK

By W. Gary Wanan
Its V.P.

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

1981 FEB 20 PM 12:11

Foreclosure
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec 7.50
Jud 1.00
8.50