

750

STATE OF ALABAMA

FORECLOSURE DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Adrian Oliver Reynolds and Melba F. Reynolds to the First National Bank of Childersburg, and recorded in Mortgage Book 384, Page 531 in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, the First National Bank of Childersburg did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on November 27th, December 4th and December 11th, 1980; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 10th day of January, 1981, and at said sale, said real estate was purchased by the FIRST NATIONAL BANK OF CHILDERSBURG for the sum of \$12,800.77 which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$12,800.77, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said ADRIAN OLIVER REYNOLDS and MELBA F. REYNOLDS and HEWITT L. CONWILL, as Auctioneer, do hereby grant, bargain, sell and convey unto the said FIRST NATIONAL BANK OF CHILDERSBURG, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

A tract of land located in the S½ of the SW¼ of Section 17, Township 19 South, Range 2 East and being more particularly described as commencing at the Northwest corner of the SW¼ of the SW¼ of said Section 17; thence North 89 deg. 34 min. East along the North line of said forty 1000.3 feet to the place of beginning; thence from the place of beginning and continuing along the North line of the S½ of the SW¼ of said Section 17, North 89 deg. 34 min. East 833.0 feet; thence South 0 deg. 26 min. East 1320.15 feet to the South line of said Section 17; thence South 89 deg. 34 min. West along the South line of said Section 17, 833.0 feet; thence North 0 deg. 26 min. West 1320.15 feet to the place of beginning and containing 25 acres, more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises unto the said FIRST NATIONAL BANK OF CHILDERSBURG, and its successors and assigns, forever.

IN WITNESS WHEREOF, said Adrian Oliver Reynolds and Melba F. Reynolds, acting by and through Hewitt L. Conwill, Attorney in Fact and Auctioneer, and Hewitt L. Conwill, Attorney in Fact, have hereunto set their hands and seals on this the 16th day of February, 1981.

ADRIAN OLIVER REYNOLDS and MELBA F. REYNOLDS

By: *H L Conwill*
Attorney in Fact and Auctioneer

HEWITT L. CONWILL

H L Conwill
Auctioneer

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, who is known to me, and whose name as Attorney in Fact and Auctioneer 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 as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of February, 1981.

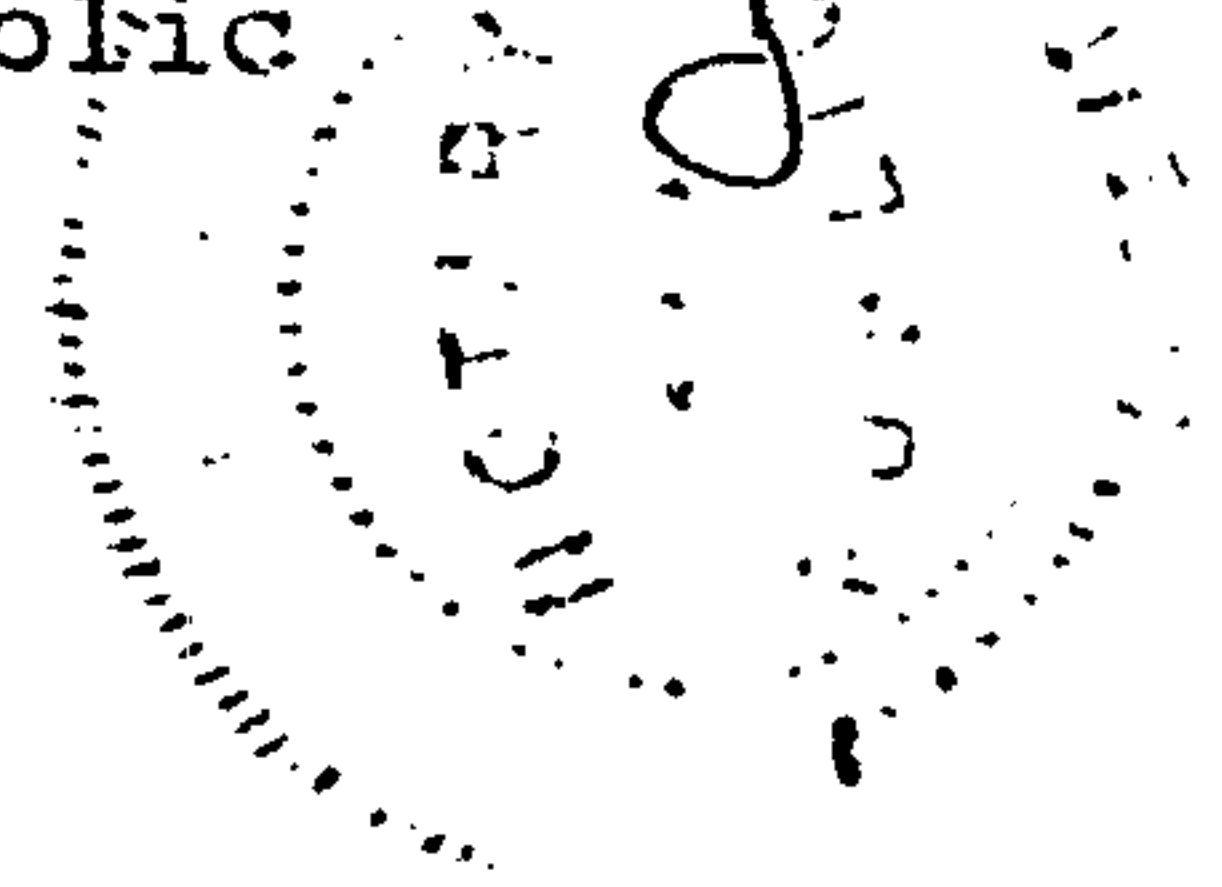
Eva D. Mooney
Notary Public

DATE OF 11 A. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 FEB 24 PM 1:54

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00



BOOK 331 PAGE 301