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This instrument prepared by:
JOHN V. LEE
Siróte, Permutt, Friend,
Friedman, Held & Apolinsky, P.A.
2222 Arlington Avenue South
Birmingham, Alabama 35255

Send Tax Notice To:

Name: SHELBY STATE BANK
Address: P. O. Box 216
Pelham, Alabama 35124 Zip Code

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, 29th day of November, 1978,

Mike Wells Construction Co., Inc.

executed a certain mortgage on property hereinafter described to Shelby State
Bank, an Alabama Banking Corporation

which said mortgage was recorded in the Office of the Judge of Probate of
Shelby County, Alabama, in Book 385 Page 915;

and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and
empowered in case of default in the payment of the indebtedness secured thereby,
according to the terms thereof, to sell said property before the Courthouse door
in the City of Columbiana, Shelby

County, Alabama, after giving notice of the time, place and terms of said sale in
some newspaper published in said County by publication once a week for three
consecutive weeks prior to said sale at public outcry for cash, to the highest
bidder, and said mortgage provided that in case of sale under the power and
authority contained in same, the Mortgagee or any person conducting said sale for
the Mortgagee was authorized to execute title to the purchaser at said sale;
and it was further provided in and by said mortgage that the Mortgagee may bid at
the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured
by said mortgage, and the said Shelby State Bank, an Alabama Banking Corporation
did declare all of the indebtedness secured by said mortgage subject to foreclosure

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as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 12, 19, & 26, 1981; and

WHEREAS, on April 2, 1981, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Shelby State Bank, an Alabama Banking Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Elizabeth M. Haun was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Shelby State Bank, an Alabama Banking Corporation; and

WHEREAS, the said Shelby State Bank, an Alabama Banking Corporation was the highest bidder and best bidder in the amount of Fifty seven, Five hundred & no/100 (\$57,500.00) Dollars

on the indebtedness secured by said mortgage, the said Shelby State Bank, an Alabama Banking Corporation by and through Elizabeth M. Haun as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Shelby State Bank, an Alabama Banking Corporation, and Mortgagor Mike Wells Construction Co., Inc., and by and through Elizabeth M. Haun, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Shelby State Bank, an Alabama Banking Corporation, the following described property situated in Shelby County, Alabama:

Lot 16, according to the Survey of Monte Verde, as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Shelby

State Bank, an Alabama Banking Corporation

successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

II, WITNESS WHEREOF, Shelby State Bank, an Alabama Banking Corporation

Mortgagee, and Mike Wells Construction Co., Inc.,

Mortgagor, have caused this instrument to be executed by and through Elizabeth

M. Haun as auctioneer conducting said sale and

as attorney-in-fact for each of said parties, has hereto set his/her hand and seal

on this the 6th day of April, 19 81.

SHELBY STATE BANK, an Alabama

Banking Corporation

MIKE WELLS CONSTRUCTION CO., INC.

By: [Signature]
Auctioneer and Attorney-in-Fact

(MORTGAGOR)

By: [Signature]
Auctioneer and Attorney-in-Fact

(MORTGAGEE)

[Signature]
AUCTIONEER CONDUCTING SAID SALE

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth M. Haun, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of Mortgagor, Mike Wells Construction Co., Inc., and also who signed the name of Shelby State Bank, an Alabama Banking Corporation Mortgagee, to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, as the action of herself as auctioneer and the person conducting the same for Mortgagee, Shelby State Bank, an Alabama Banking Corporation for and as the act of said Mortgagee, Shelby State Bank, an Alabama Banking Corporation, and as the act of Mortgagor, Mike Wells Construction Co., Inc. in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 6th day of April, 19 81.

[Signature]
NOTARY PUBLIC

My Commission Expires: [Signature]

MY COMMISSION EXPIRES NOVEMBER 24, 1984

STATE OF ALABAMA
I CERTIFY THIS

1981 APR -8 AM 9:23

[Signature]
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

NO TAX COLLECTED