

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, Alabama 35051

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on,
to-wit: December 10, 1976, George K. Hebb executed a certain
mortgage on the real estate hereinafter described to Merchants &
Planters Bank, Montevallo, Alabama, a corporation, which said
mortgage is recorded in Mortgage Book 360, at Pages 419 - 420, in
the Office of the Judge of Probate of Shelby County, Alabama, and
which said mortgage and the indebtedness therein described is and
was as of the date upon which this foreclosure proceeding was
instituted, and is and was as of the date upon which this fore-
closure deed was executed, the sole property of said Mortgagee;
and,

WHEREAS, in and by said mortgage said Mortgagee was
authorized and empowered in case of default in payment of any of
the indebtednesses secured thereby, according to the terms thereof,
to sell said real estate in front of the Courthouse door in the
City of Columbiana, Shelby County, Alabama, after giving
twenty-one days notice of the time, place and terms of said sale,
by publication once a week for three consecutive weeks prior to
said sale in some newspaper published in Shelby County, Alabama,
such sale to be 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 the same the Mortgagee or any person
conducting said sale for the Mortgagee might bid at the same and
purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the
indebtedness specifically secured by said mortgage and in the
other indebtednesses due by the said George K. Hebb, as guarantor,
to the Mortgagee, and such default continuing, the said
Mortgagee did give due and proper notice of the foreclosure
of said mortgage by publication in the Shelby County Reporter,

a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 26, April 2 and 9, 1981; and

WHEREAS, on the 17th day of April, 1981, being the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described; and,

WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Merchants & Planters Bank; and,

WHEREAS, the highest and best bid for said real estate described in said mortgage was the bid of Merchants & Planters Bank in the amount of Sixty-Two Thousand Fifty-Nine and 78/100 (\$62,059.78) Dollars, which sum of money Merchants & Planters Bank offered as credit in full satisfaction of all indebtednesses secured by said mortgage, and said real estate was thereupon sold to Merchants & Planters Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Sixty-Two Thousand Fifty-Nine and 78/100 (\$62,059.78) Dollars in full satisfaction of all indebtednesses secured by said mortgage, the said Merchants & Planters Bank, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Merchants & Planters Bank and George K. Hebb, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a corporation,

the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 21, Range 1 East, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 21, Range 1 East, described in Deed Book 140, at Page 228, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, which lies West of the right-of-way acquired by the State of Alabama, in that condemnation proceeding styled the State of Alabama v. Britt Ingram, et al, Probate Court File 18-191, as shown by Final Order of Condemnation as recorded in Probate Minute Book 39, at Page 210, in the Office of the Judge of Probate of Shelby County, Alabama, and as shown by right-of-way map of Project #F-412 (9), Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto the said Merchants & Planters Bank, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record and current taxes.

IN WITNESS WHEREOF, the said Merchants & Planters Bank, and George K. Hebb, have caused this instrument to be executed by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 17th day of April, 1981.

GEORGE K. HEBB

MERCHANTS & PLANTERS BANK

BY:

Wade H. Morton, Jr., as
Auctioneer and Attorney-
in-Fact

BY:

Wade H. Morton, Jr., as
Auctioneer and Attorney-in-Fact

Wade H. Morton, Jr., as Auctioneer
Conducting said Sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of George K. Hebb, and also signed the name of Merchants & Planters Bank, Montevallo, Alabama, a corporation, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for the said Mortgagee, with full authority, for and as the act of said corporation, and as the actions of the said George K. Hebb, Mortgagor, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 17th day of April, 1981.

Margaret H. [Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1981 APR 17 PM 12:33
[Signature]
NOTARY PUBLIC

Rec'd 6.00
Paid 1.00
7.00

BOOK 332 PAGE 319