

STATE OF ALABAMA)
)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by those certain mortgages executed by Lenord L. Martin, a single man, to Birmingham Trust National Bank, a national banking association, recorded in Book 373, Page 512 and in Book 388, Page 421, respectively, of the records in the Office of the Judge of Probate of Shelby County, Alabama, so that by the terms of said mortgages, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgages, Birmingham Trust National Bank caused to be published in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, a notice setting forth that it would, at 12:00 o'clock noon on the 22nd day of May, 1981, sell the hereinafter described land conveyed by said mortgages to the highest bidder for cash in front of the Courthouse door at the main entrance of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, which notice was published in the issues of said paper on April 23, 30 and May 7, 1981; and

WHEREAS, at said Courthouse door at 12:00 o'clock noon on the 22nd day of May, 1981, said Birmingham Trust National Bank did proceed to sell the hereinafter described land in strict compliance with the terms of the power of sale and pursuant to said notice, at which said Birmingham Trust National Bank, a national banking association did bid for said land the sum of Twenty-Four Thousand, Seven Hundred Sixty-One and 20/100 Dollars (\$24,761.20) which was the highest and best bid therefor; whereupon said land was sold to Birmingham Trust National Bank.

NOW THEREFORE, in consideration of the premises and of the payment of said bid, said Birmingham Trust National Bank

BTNB Mortgage Loan Dept.
P.O. Box 2554
BIRMINGHAM, ALABAMA 35290

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as Mortgagee, does grant, bargain, sell and convey unto Birmingham Trust National Bank, a national banking association, all of its right, title and interest in and to the following described lots or parcels of land situated in Shelby County, Alabama to-wit:

The legal description of the above-mentioned real estate is attached hereto as Exhibit "A" and made a part hereof by this reference.

This conveyance is subject to the following:

1. The statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.
2. That certain mortgage executed by Leonard Martin and wife, Nancy Lee Martin to Columbia Mortgage Company filed for record on June 4, 1974 and recorded in Volume 339, Page 554, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Birmingham Trust National Bank, its successors and assigns forever.

IN WITNESS WHEREOF, Birmingham Trust National Bank has caused this instrument to be executed under its seal by James R. Beaird, its Senior Vice President, who is duly authorized thereunto, both as Mortgagee and on behalf of the Mortgagor, Lenord L. Martin, a single man, on this the 22nd day of May, 1981.

BIRMINGHAM TRUST NATIONAL BANK,
MORTGAGEE

By:

James R. Beaird
James R. Beaird

Its Senior Vice President

LENORD L. MARTIN, MORTGAGOR

BY: BIRMINGHAM TRUST NATIONAL BANK

By:

James R. Beaird
James R. Beaird

Its Senior Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmingham Trust National Bank, a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said Birmingham Trust National Bank.

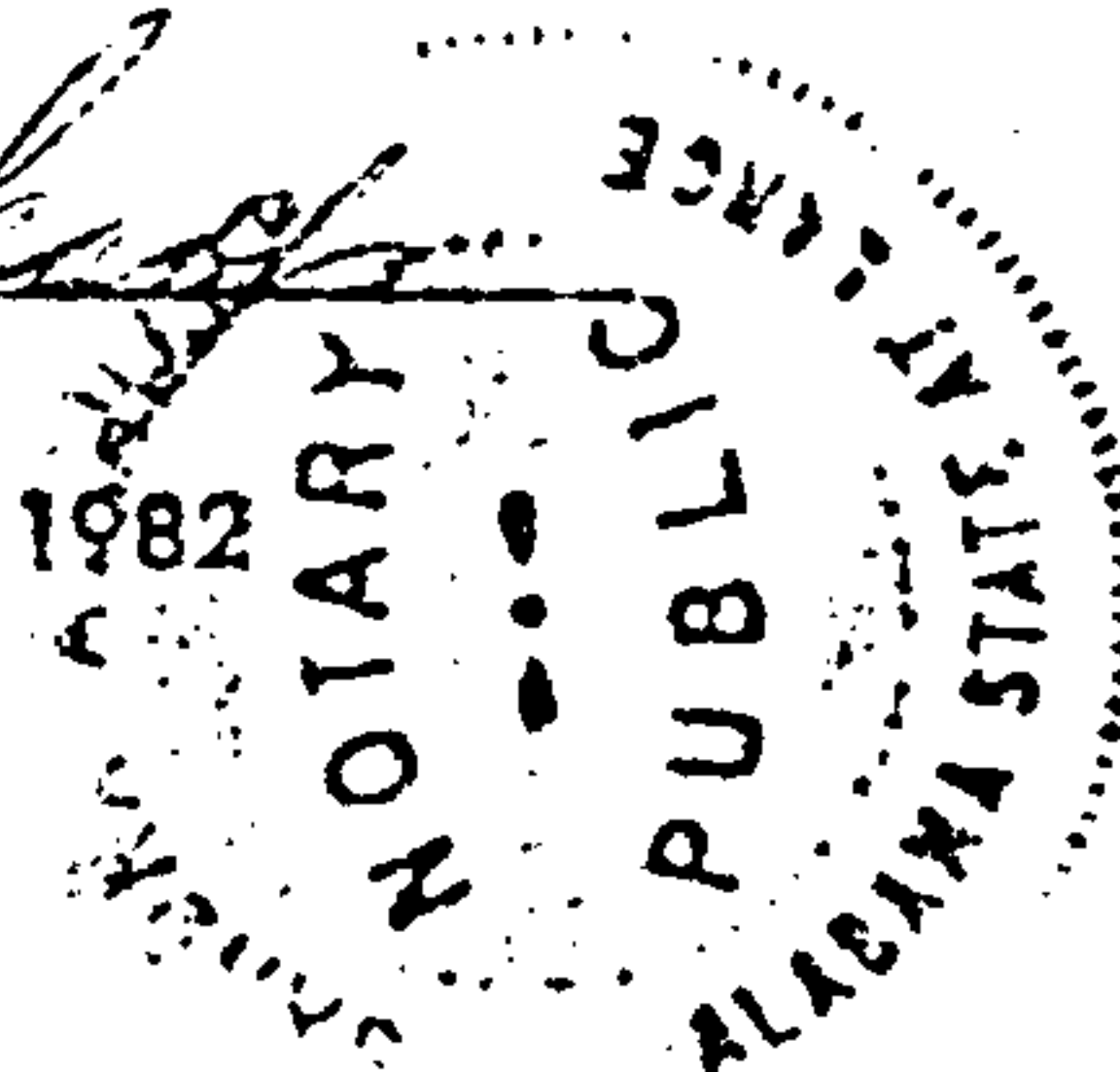
Given under my hand and official seal this 3 day
of June, 1981.

Sandra M. Shear
Notary Public

My Commission Expires Feb. 9, 1982

ACKNOWLEDGEMENT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

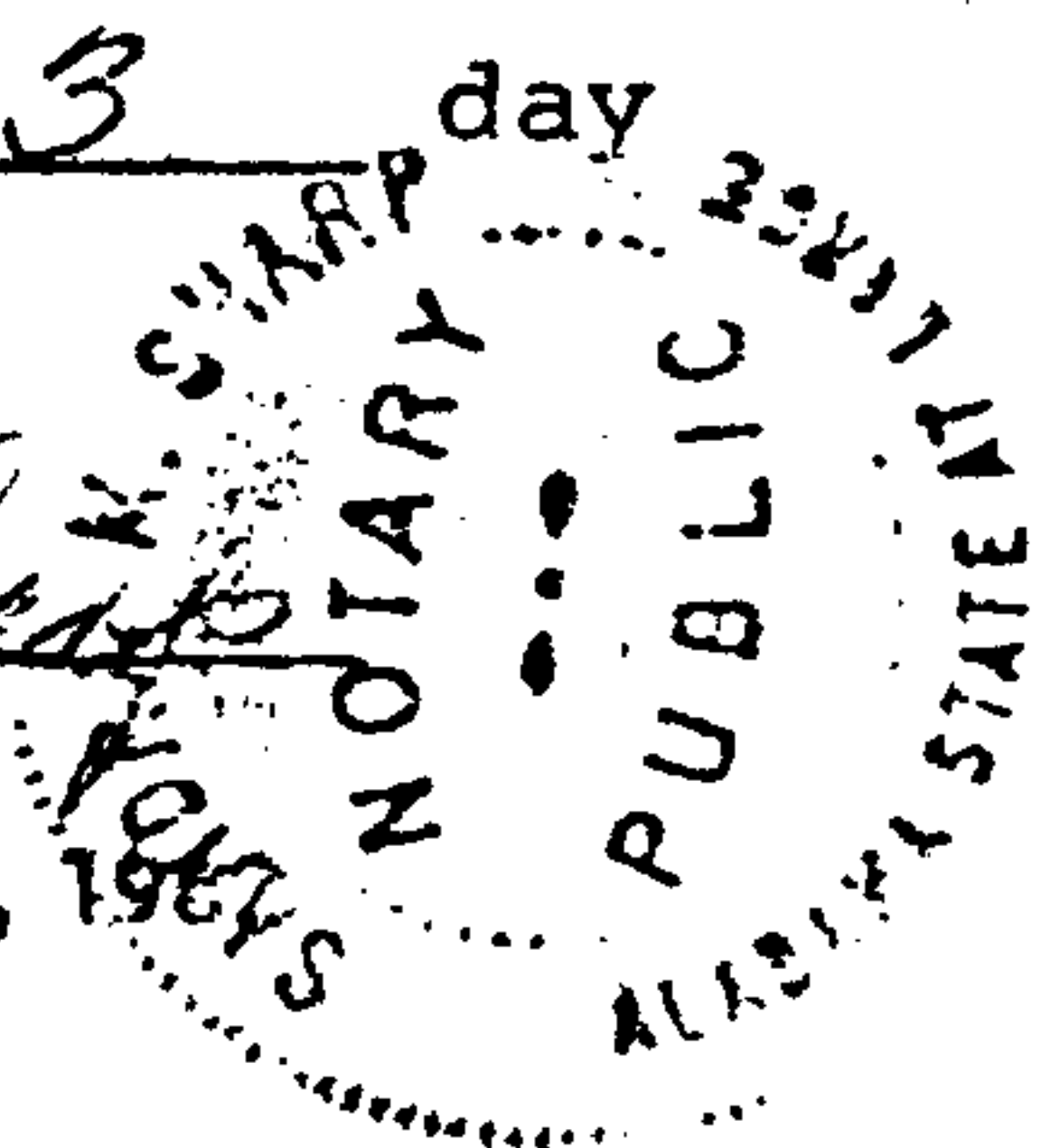


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Senior Vice President of Birmingham Trust National Bank, a national banking association, as Lenord L. Martin, Mortgagor, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association, acting in its capacity as Lenord L. Martin, Mortgagor, as aforesaid.

Given under my hand and official seal this 3 day
of June, 1981.

Sandra M. Shear
Notary Public

My Commission Expires Feb. 9, 1982



This instrument was prepared by:
James J. Robinson, Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203

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EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Beginning at a point on the West boundary of said quarter-quarter section which is 265 feet south of the Northwest corner of said quarter-quarter section; run thence south along the west boundary of said quarter-quarter section a distance of 100 feet to the Northwest corner of the property heretofore conveyed to Martin recorded in Deed Book 207 page 354, in the Probate Office of Shelby County, Alabama; run thence in an Easterly direction along the north boundary line of the said Martin property a distance of 337 feet to the northeast corner of the said Martin property; run thence in a Northeasterly direction in a direct line with an iron stob which is situated on the North boundary of said quarter quarter section when formerly a Post oak tree grew, which point is 295 yards from the Northwest corner of said quarter-quarter section for a distance of 75 feet; run thence in a westerly direction 336 feet more or less to the point of beginning.

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RECEIVED
SHELBY COUNTY, ALABAMA
JUN 5 1981

JUN -5 AM 8:25

Thomas A. Shannon, Jr.
JUDGE OF PROBATE

Rec. 6.00
1.00
7.00