

STATE OF ALABAMA)
COUNTY OF SHELBY)

19810805000085070 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/05/1981 00:00:00 FILED/CERTIFIED

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit, October 19, 1979 and January 8, 1980, Kenneth Lee Peeples and Helen B. Peeples, come husband and wife, executed certain mortgages to the First American Bank, N.A., formerly known as the First Shelby National Bank, an Alabama Banking Corporation, which said mortgage recorded in Volume 398, Record of Mortgages, Page 16, Volume 399, Record of Mortgages, Page 938, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgages and that said First American Bank, N.A. did declare all indebtedness secured by the said Mortgage due and payable, and said Mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgages in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, City of Columbiana, State of Alabama, in its issues of June 18, 1981, June 25, 1981, and July 2, 1981, and,

WHEREAS, on July 14, 1981, the day on which the foreclosure sale was due to be held under the terms of said notice during the legal hours of sale said foreclosure was duly and properly conducted and the said First American Bank, N.A. did offer for sale and sell at public outcry in front of the Main Street entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of First American Bank, N.A., formerly known as First Shelby National Bank, in the amount of Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00), which sum was offered to be credited to the indebtedness secured by said Mortgage and said property was thereupon sold to First American Bank, N.A.; and,

WHEREAS, John E. Medaris, Attorney at Law, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

WHEREAS, said Mortgages expressly authorized the person conducting said sale to execute to the purchase at said sale a deed to the property so purchased.

John E. Medaris
P.O. Box 766
Alabaster, Ala. 35007

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NOW, THEREFORE, in consideration of the premises and the credit of Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00), First American Bank, N.A., formerly known as First Shelby National Bank, does grant, bargain sell and convey unto the said First American Bank, N.A., the following described real property situated in Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, described as follows: Begin at the northeast corner of said quarter-quarter section and run south along the east boundary for 358 feet; thence in a northwesterly direction along said branch to north line of said quarter-quarter section thence east along north line of said quarter-quarter section to point of beginning.

Also all that part of the north 330 feet of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, that lies west of the west right of way line of Interstate Highway I-65.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said First American Bank, N.A., its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the Laws of the State of Alabama.

IN WITNESS WHEREOF, the said Kenneth Lee Peeples and wife, Helen B. Peeples, by the First American Bank, N.A., by John E. Medaris, as Auctioneer conducting said sale, has caused these presents to be executed on this the 14 day of July, 1981.

John E. Medaris
JOHN E. MEDARIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Medaris, whose name as Auctioneer for the First American Bank, N.A., 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 this conveyance, he, in his capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal this the 14 day of July, 1981.

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

1981 AUG -5 PM 1:35

Enclosure
Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

Sharon Z. Rivers
Notary Public

NO TAX COLLECTED

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