

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 on the 25th day of March, 1977, the 30th day of November, 1977, and the 23rd day of May, 1978, respectively, by Gilbert Construction Company, Inc. to Birmingham Trust National Bank, recorded in the Office of the Judge of Probate, Shelby County, Alabama in Book 363, Page 554, Book 372, Page 119 and Book 378, Page 770, respectively, so that by the terms of said mortgages, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the powers 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 18th day of August, 1981, sell the hereinafter described land conveyed by said mortgages to the highest bidder for cash in front of the main entrance of the Shelby County, Alabama, Courthouse located in the City of Columbiana, Alabama, which notice was published in the issues of said paper on July 23 and 30, and August 6, 1981; and

WHEREAS, at said Courthouse door at 12:00 o'clock noon on the 18th day of August, 1981, said Birmingham Trust National Bank did proceed to sell the hereinafter described land in strict compliance with the terms of the powers 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 One Hundred Thirty-three Thousand, Six Hundred Forty and no/100 Dollars (\$133,640.00), which was the highest bid therefor; whereupon said land was sold to Birmingham Trust National Bank.

B. J. N. B.

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

Lot 15, according to the survey of Riverchase Country Club, First Addition, as recorded in Map Book 6, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the state of 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 said Mortgagor as of this the 18th day of August, 1981.

BIRMINGHAM TRUST NATIONAL BANK,
MORTGAGEE

By: James R. Beaird
James R. Beaird
Its Senior Vice President

GILBERT CONSTRUCTION COMPANY, INC.,
MORTGAGOR

By: BIRMINGHAM TRUST NATIONAL BANK

By: James R. Beaird
James R. Beaird
Its Senior Vice President

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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 18th day of August, 1981.

Patricia H. Lloyd
Notary Public

My Commission Expires Dec. 11, 1982

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, as Gilbert Construction Company, Inc., 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 Gilbert Construction Company, Inc., Mortgagor, as aforesaid.

Given under my hand and official seal this 18th day of August, 1981.

Patricia H. Lloyd
Notary Public

My Commission Expires Dec. 11, 1982

This instrument was prepared by:

Kenneth L. Hickman, Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Patricia H. Lloyd
1981 AUG 31 AM 8:14
JUDGE OF PROBATE

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