

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

756
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, February 26th, 1979,

Donald Ray Grubbs and wife, Wanda Kay Grubbs

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 Volume 388 Page 709 ;

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 (3) 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 August 20, 27 & September 3, 10, 1981; and

WHEREAS, on September 10, 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, John V. Lee 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 Six Thousand, Three Hundred, Eighty-Six and 78/100 (\$6,386.78) on the indebtedness secured by said mortgage, the said Shelby State Bank, an Alabama Banking Corporation by and through John V. Lee as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Shelby State Bank, an Alabama Banking Corporation, and Mortgagor Donald Ray Grubbs and wife, Wanda Kay Grubbs, and by and through John V. Lee, 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 35, according to R. E. Whaley's Map of the Town of Maylene, as recorded in Map Book 3, Page 75, 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.

IN WITNESS WHEREOF, Shelby State Bank, an Alabama Banking Corporation,
Mortgagee, and Donald Ray Grubbs and wife, Wanda Kay Grubbs

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

John V. Lee 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 10th day of September, 1981.

Donald Ray Grubbs
Donald Ray Grubbs
Wanda Kay Grubbs
Wanda Kay Grubbs
By: _____
Auctioneer and Attorney-in-Fact
(MORTGAGOR)

SHELBY STATE BANK, AN ALABAMA BANKING CORPORATION
BY: _____
By: _____
Auctioneer and Attorney-in-Fact
(MORTGAGEE)

John V. Lee
AUCTIONEER CONDUCTING SAID SALE
John V. Lee

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John V. Lee, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of Mortgagor, Donald Ray Grubbs and wife, Wanda Kay Grubbs, 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, 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 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, Donald Ray Grubbs and wife, Wanda Kay Grubbs, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10th day of September, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 SEP 25 AM 8:27
Foreclosure

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Sandra N. Campbell
NOTARY PUBLIC

My Commission Expires: 2-14-82

Rec. 450
100
550