

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

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

19811026000113620 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
10/26/1981 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on, to-wit:
the 9th day of February, 1979 Dennis M. Warren, Jr. and wife, Louise
W. Warren, executed a certain mortgage conveying the real estate
hereinafter described in Shelby County, Alabama, plus other real
estate situated in Jefferson County, Alabama, to Central State Bank,
Calera, Alabama, a banking corporation, as Mortgagee, which said
mortgage is recorded in Mortgage Book 388, at Pages 215-217, in
the Office of the Judge of Probate of Shelby County, Alabama, and
which said mortgage and the indebtedness therein specifically
described is and was as of the date upon which this foreclosure pro-
ceeding was instituted, and is and was as of the date upon which
this foreclosure 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 the payment of the
indebtedness thereby secured, 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 con-
tained 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 indebted-
ness specifically secured by said mortgage and also in the payment
of other indebtedness due by the said Dennis M. Warren, Jr. to the
Mortgagee which other indebtedness is also secured by this mortgage,
and such defaults continuing, the said Mortgagee did give due and
proper notice of the foreclosure of said mortgage by publication in

Retyped to:
Wade H. Morton, Jr.

BOOK 335 PAGE 711

the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 1, 8 and 15, 1981.

WHEREAS, on the 23rd day of October, 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 Central State Bank; and,

WHEREAS, the highest and best bid for said real estate described in said mortgage was the bid of Central State Bank in the amount of EIGHTEEN THOUSAND and NO/100 - - - - - (\$18,000.00) Dollars, which sum of money Central State Bank offered as credit toward all indebtednesses secured by said mortgage, and said real estate was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of EIGHTEEN THOUSAND and NO/100 - - - - - (\$18,000.00) Dollars toward all indebtednesses secured by said mortgage, the said Central State Bank, acting by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank and for Dennis M. Warren, Jr. and wife, Louise W. Warren, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, Calera, Alabama, a banking corporation, the following described real estate, being that part of the real estate described in and conveyed by said mortgage lying and being situated in Shelby County, Alabama, to-wit:

A part of Lots 469, 470 and 471, according to Dare's Map of the Town of Calera, or a part of Lots 1, 2 and 3, in Block 7, according to J. H. Dunstan's Map

of Calera, described as follows: Begin at a point on the North side of 16th Avenue, 131 feet West of the center line of the L & N North bound track; thence run West along North side of 16th Avenue a distance of 123 feet to the East side of the Edward E. Blackerby building; thence North along the East side of the Blackerby Building to the right-of-way of the Southern Railroad; thence Northeasterly along the right-of-way of Southern Railroad to a point 158 feet West of the center line of the North bound track of the L & N Railroad; thence Southeasterly to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto the said Central State 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 Central State Bank and Dennis M. Warren, Jr. and wife, Louise W. Warren, have caused this instrument to be executed by and through Wade H. Morton, Jr., acting 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 23rd day of October, 1981.

DENNIS M. WARREN, JR. and wife,
LOUISE W. WARREN

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

CENTRAL STATE BANK, Calera,
Alabama, a banking corporation

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer Conducting said Sale

STATE OF ALABAMA)

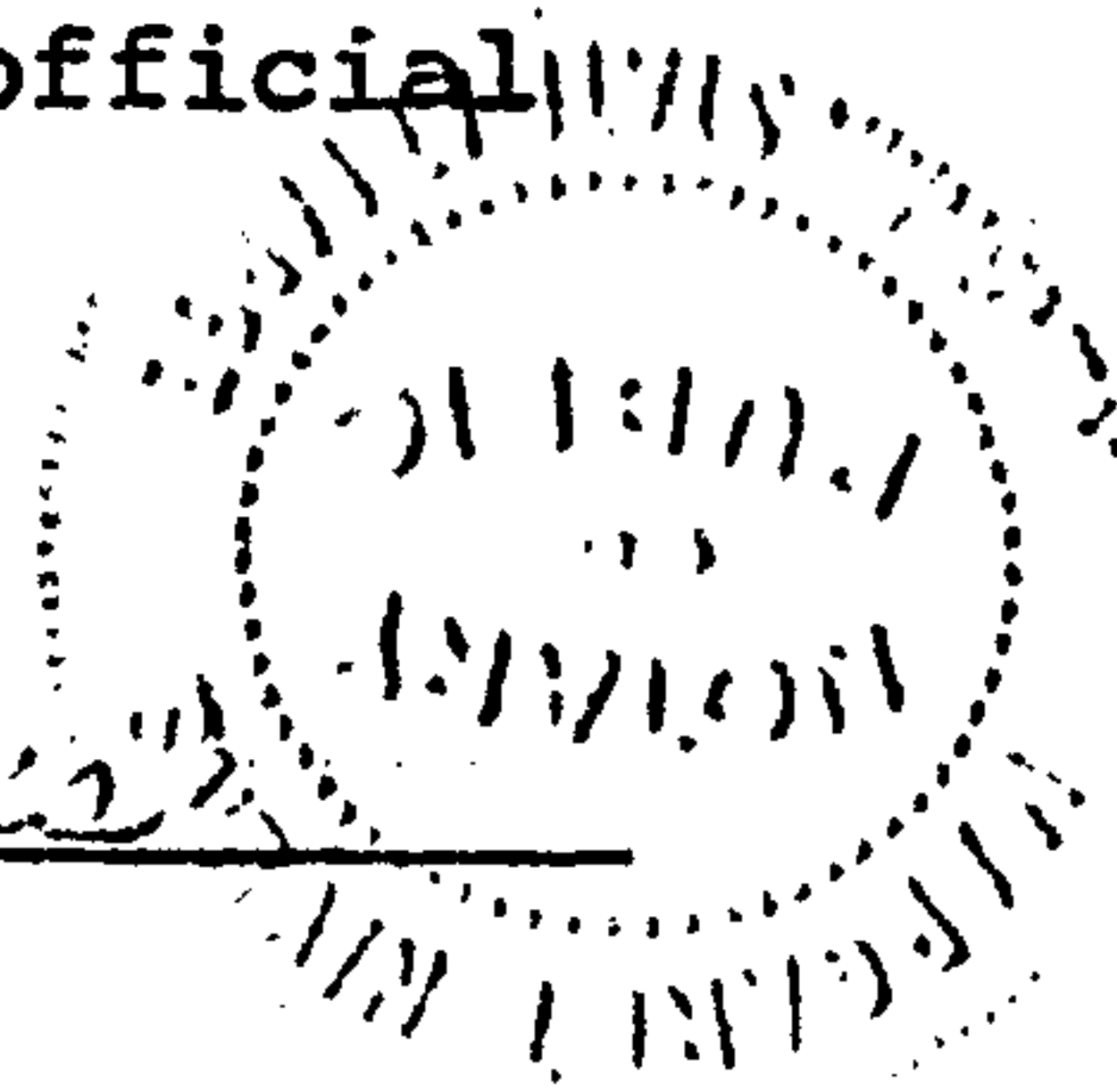
SHELBY COUNTY)

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 Dennis M. Warren, Jr. and wife, Louise W. Warren, to the above

conveyance, and also signed the name of Central State Bank, 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 Dennis M. Warren, Jr. and wife, Louise W. Warren, Mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 23rd day of October, 1981.

Margaret Nix
Notary Public



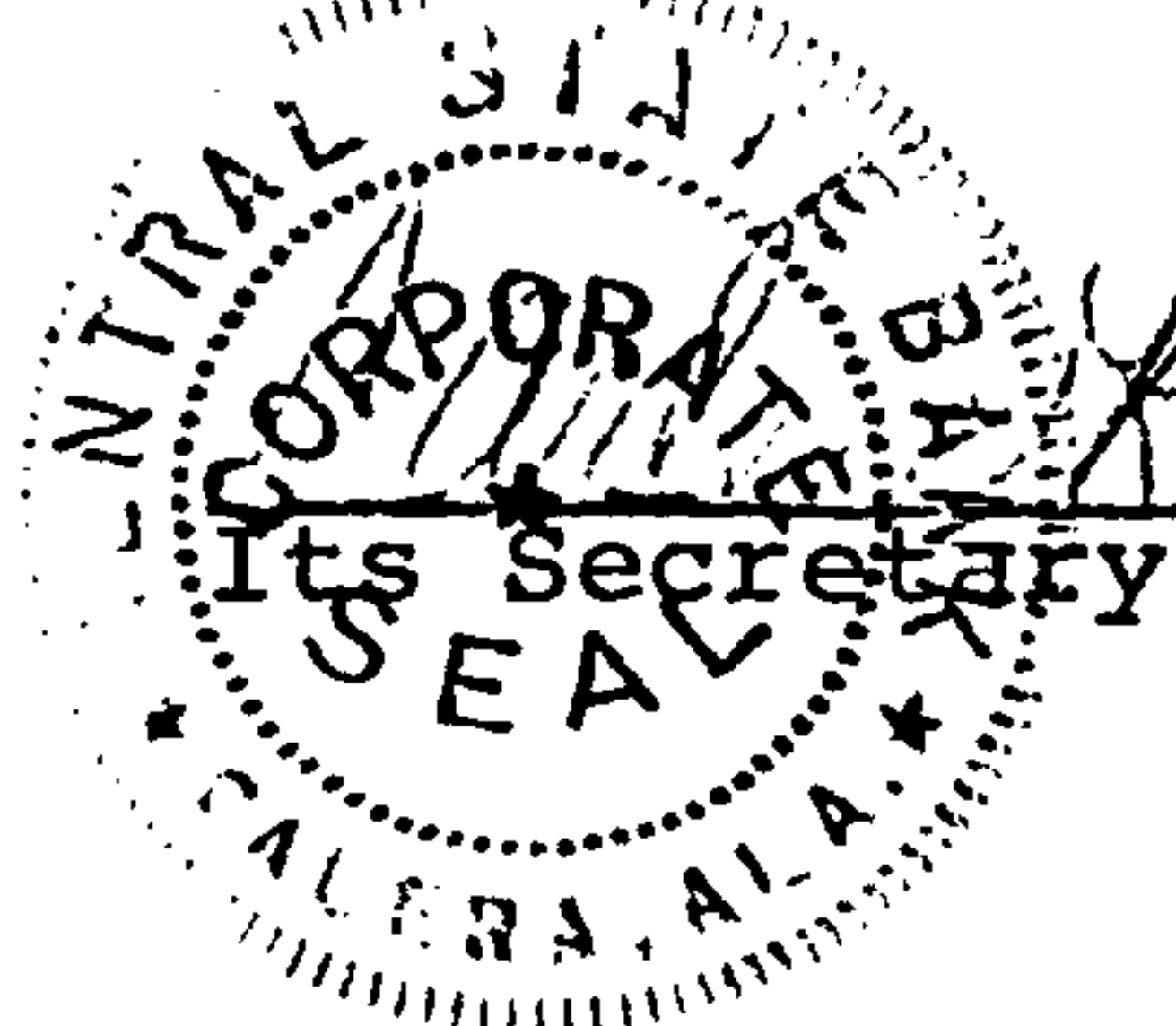
CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking corporation, does hereby certify that Wade H. Morton, Jr., who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Central State Bank, Calera, Alabama, to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

Dated this 23rd day of October, 1981.

ATTEST:

CENTRAL STATE BANK



R. Hadaway
Its Secretary

BY: *Joe L. Ball*
Its Executive Vice President

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

1981 OCT 26 AM 11:05

F. Thomas G. Shouder, Jr.
JUDGE OF PROBATE

Rec 6.00
Jud 1.00
7.00