

FORECLOSURE DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 9, 1977,  
Baker Enterprises,  
mortgagors, executed a certain mortgage to Birmingham Trust National Bank, which said  
mortgage is recorded in Volume Book 362, Record of Mortgages, at Page  
300, 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 mortgage, and the said Birmingham Trust National Bank  
did declare all of the  
indebtedness secured by the said mortgage due and payable, and said  
mortgage subject to foreclosure as therein provided and did give due and  
proper notice of the foreclosure of said mortgage, in accordance with the  
terms thereof, by publication in Shelby County Reporter,  
a newspaper of general circulation in Shelby County,  
Columbiana, Alabama, in its issues of November 19, 26, &  
December 3, 1981; and,

WHEREAS, on December 16, 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 Birmingham Trust National Bank  
did offer for sale and sell at public  
outcry, in front of the Main entrance of the Court  
House at Columbiana, Shelby County,  
Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property  
described in the aforementioned mortgage was the bid of Birmingham Trust National Bank, in the  
amount of One Hundred Ten Thousand Nine Hundred Fifty & no/100 (\$110,950.00)  
Dollars, which sum was offered to be credited to the indebtedness secured

BOOK 336 PAGE 919

by said mortgage, and said property was thereupon sold to \_\_\_\_\_  
Birmingham Trust National Bank \_\_\_\_\_; and,

WHEREAS, \_\_\_\_\_ Charles L. Denaburg \_\_\_\_\_ acted as  
auctioneer as provided in said mortgage and conducted the said sale; and,

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

NOW, THEREFORE, in consideration of the premises and the credit  
of \_\_\_\_\_ One Hundred Ten Thousand Nine Hundred Fifty & no/100 (\$110,950.00) \_\_\_\_\_

Dollars, \_\_\_\_\_ Baker Enterprises \_\_\_\_\_,

mortgagors, by and through the said \_\_\_\_\_

\_\_\_\_\_ Birmingham Trust National Bank \_\_\_\_\_, do grant, bargain, sell

and convey unto the said \_\_\_\_\_ Birmingham Trust National Bank \_\_\_\_\_

\_\_\_\_\_, the following described

real property, situated in \_\_\_\_\_ Shelby \_\_\_\_\_ County,

Alabama, to-wit:

Lot 1, in Block 3, according to the survey of Applecross, a subdivision  
of Inverness, as recorded in Map Book 6, page 42 A and B, in the Office  
of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions and encumbrances of record.

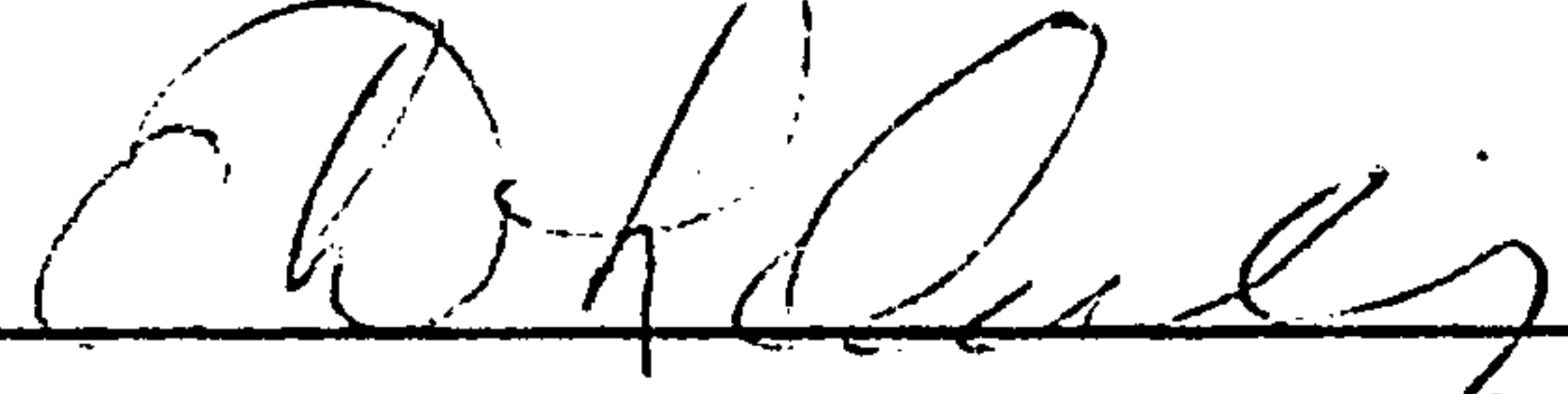
SUBJECT TO the statutory right of redemption on the part of those  
entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said  
Birmingham Trust National Bank,  
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 Baker Enterprises  
\_\_\_\_\_, by \_\_\_\_\_  
Birmingham Trust National Bank,  
by Charles L. Denaburg, as auctioneer conducting  
said sale, has caused these presents to be executed on this, the 16th  
day of December, 19 81.

Baker Enterprises, BY

BIRMINGHAM TRUST NATIONAL BANK

BY:   
Charles L. Denaburg, As Auctioneer

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that Charles L. Denaburg,  
whose name as auctioneer for Birmingham Trust National Bank  
\_\_\_\_\_, 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 16th day of  
December, 1981.

NOTARY PUBLIC  
JEFFERSON COUNTY, ALABAMA

1981 DEC 22 PM 12:55

Thomas A. Brown, Jr.  
JUDGE OF PROBATE

Rec. 4.50  
Ind. 1.00

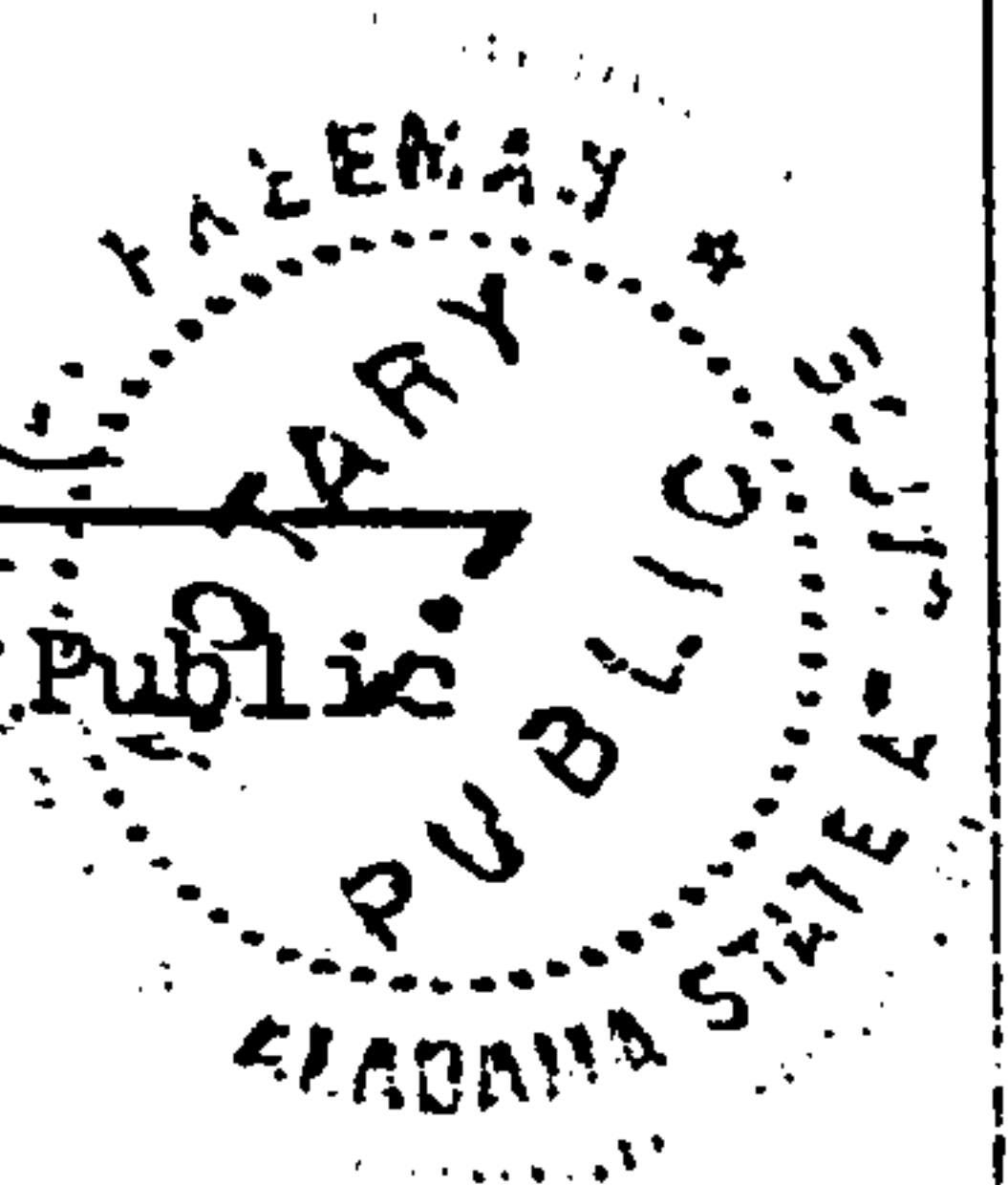
5.50

Peggy D. Freeman

Notary Public

MY COMMISSION EXPIRES DEC. 3, 1983

NO TAX COLLECTED



BOOK 336 PAGE 921