

578
FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 7, 1977,

Baker Enterprises,

mortgagors, executed a certain mortgage to _____

Birmingham Trust National Bank, which said

mortgage is recorded in Volume Book 365, Record of Mortgages, at Page

905, in the Office of the Judge of Probate of Shelby County, Alabama; and on April 13, 1978, Darien Homes, Inc. executed a certain mortgage to Birmingham Trust National Bank, recorded in Book 377, page 296, said Probate Office; 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 Forty Three Thousand Four Hundred Ninety & no/100 (\$143,490.00)

Dollars, which sum was offered to be credited to the indebtedness secured

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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 Forty Three Thousand Four Hundred Ninety & no/100 (\$143,490.00)
Dollars, _____ Baker Enterprises and Darien Homes, Inc. _____,

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 8, in Block 1, according to the survey of Kirkwall, as recorded
in Map Book 6, page 152 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, 1981.

Baker Enterprises, & Darien Homes, Inc., BY
BIRMINGHAM TRUST NATIONAL BANK

BY: *Charles L. Denaburg*
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 12:52

Thomas A. Freeman
NOTARY PUBLIC

Recd 4.50
Paid 1.00
57.50

Peggy D. Freeman

Notary Public

MY COMMISSION EXPIRES DEC. 3, 1983

NO TAX COLLECTED

