

579
FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: January 21, 1977,
Baker Enterprises,
mortgagors, executed a certain mortgage to Birmingham Trust National Bank, which said
mortgage is recorded in Volume Book 361, Record of Mortgages, at Page
808, 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 Three Thousand Six Hundred Five & no/100 (\$103,605.00)
Dollars, which sum was offered to be credited to the indebtedness secured

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 Three Thousand Six Hundred Five & no/100 (\$103,605.00)

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 11, Block 1, according to the plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, page 135 and 136, in the Probate Office 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*
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, 19 81.

NOTARY PUBLIC
I CERTIFY THIS
1981 DEC 22 PM 12:53

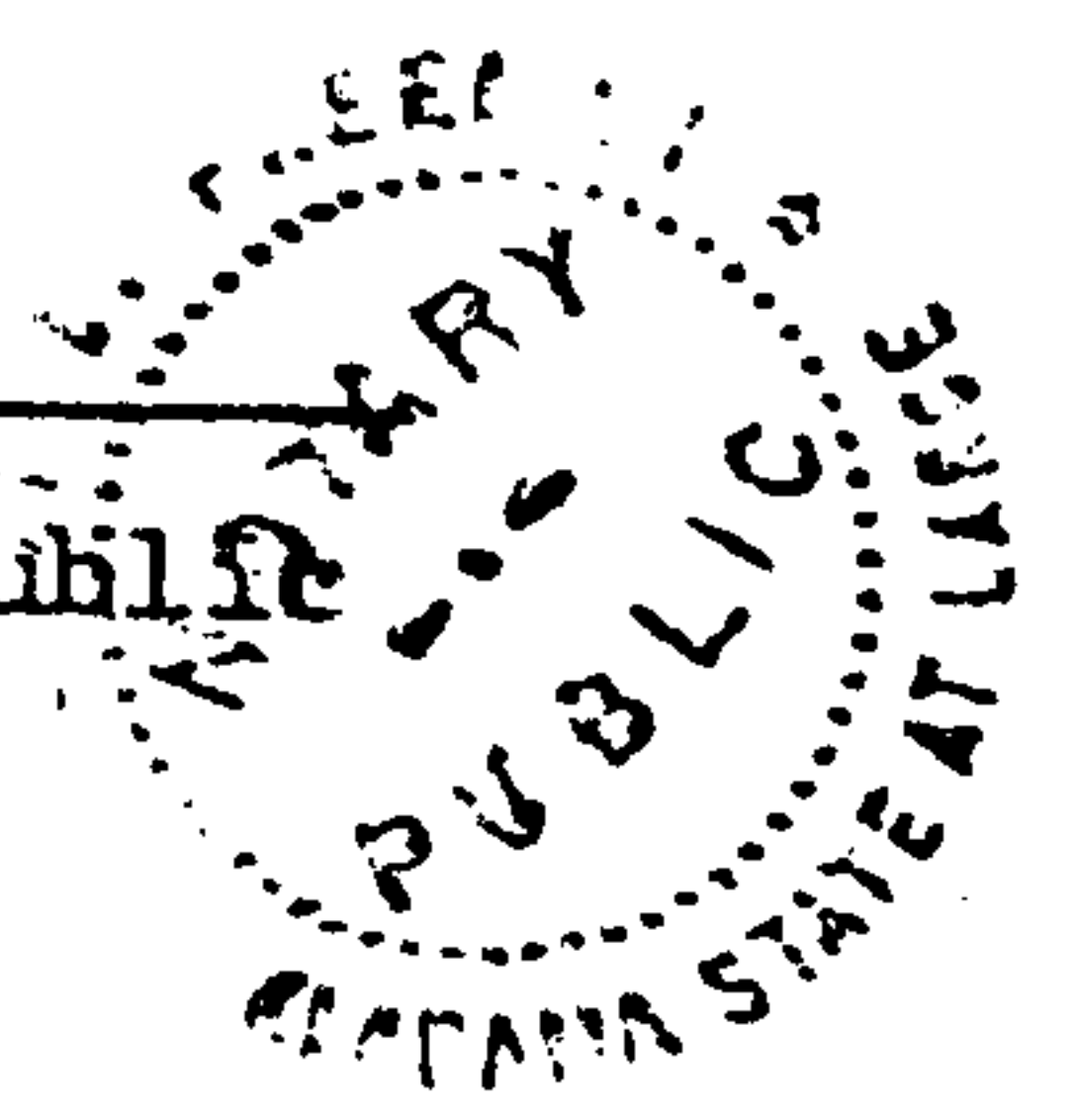
Thomas A. Freeman, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

Peggy D. Freeman

Notary Public

MY COMMISSION EXPIRES DEC. 3, 1983



NO TAX COLLECTED