

This instrument prepared by:
 Charles L. Denaburg
 2125 Morris Avenue
 Birmingham, AL 35203

19811229000137260 Pg 1/3 .00
 Shelby Cnty Judge of Probate, AL
 12/29/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Joseph D. Carrier and wife, Joyce Carrier, mortgagors, heretofore executed certain mortgages to First Bank of Alabaster, which said mortgages were executed on the dates set forth hereinafter and recorded in the Office of the Judge of Probate of Shelby County, Alabama, as follows: November 9, 1976, Book 359, page 570; May 24, 1979, Book 392, page 69; December 4, 1979, Book 398, page 913; and June 15, 1980, Book 403, page 666, all of which said mortgages were transferred and assigned to METROBANK on June 15, 1981 by Assignment recorded in Book 41, page 72, Probate Office of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and the said METROBANK did declare all of the indebtedness secured by said mortgages due and payable, and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of November 26, December 3 and 10, 1981; and,

WHEREAS, on December 22, 1981, the day on which the foreclosure sales were due to be held under the terms of said notice, during the legal hours of sale, said foreclosures were duly and properly conducted and the said METROBANK 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 mortgages was the bid of METROBANK in the amount of Ninety Thousand & no/100 (\$90,000.00) Dollars, which sum was offered to be credited to the indebtedness secured by said mortgages, and said property was thereupon sold to METROBANK; and,

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

WHEREAS, said mortgages 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 Ninety Thousand & no/100 (\$90,000.00) Dollars, Joseph D. Carrier and wife, Joyce Carrier, mortgagors, by and through the said METROBANK, do grant, bargain, sell and convey unto the said METROBANK the following described real property, situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 20 South, Range 3 West, more particularly described as follows: Beginning at a point on the West right-of-way line of the Birmingham-Montgomery paved Highway (before same was widened in 1954); which point is the Southeast corner of the lot formerly known as the T. S. Baker lot, and from said point run South 19 degrees East 97 feet to the Southeast corner of the Fannie and Charlie Hill lot for point of beginning of the lot herein described; from said point of beginning run South 72 degrees 30 minutes West a distance of 165 feet, more or less, to the old Birmingham-Montgomery Highway; run thence South 9 degrees East along the East line of old Highway right of way 128 feet; thence North 72 degrees 30 minutes East 203 feet, more or less, to West right-of-way line of the paved Birmingham-Montgomery Highway (before same was widened in 1954); run thence North 19 degrees 30 minutes West 131 feet to point of beginning, bounded on East by Montgomery-Birmingham highway right of way and on the North by Fannie and Charlie Hill lot, and on the West by old Birmingham-Montgomery Highway, and on the South by lands of Mrs. Jimmie Glenn. Minerals and mining rights excepted. EXCEPTING highway right of way for widening of Highway No. 31.

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 METROBANK, 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 Joseph D. Carrier and wife, Joyce Carrier, by METROBANK, by Charles L. Denaburg, as auctioneer conducting said sale, has caused these presents to be executed on this, the 22nd day of December, 1981.

Joseph D. Carrier & wife, Joyce Carrier, BY

METROBANK

By 
CHARLES L. DENABURG, as Auctioneer

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Charles L. Denaburg, whose name as auctioneer for METROBANK 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 22nd day of December, 1981.

Peggy D. Freeman
Notary Public

MY COMMISSION EXPIRES DEC. 3, 1983

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

1981 DEC 29 AM 8:39

Thomas A. Linneman, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

NO TAX COLLECTED

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