

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 1, 1981, James Everett Cofer and wife, Catherine Lavon Cofer, mortgagors, executed a certain mortgage to Finance America Corporation, which said mortgage is recorded in Book 412, page 279, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was transferred and assigned to Central Bank of the South by assignment dated February 19, 1982, recorded in Mortgage Assignment Book 44, page 281, said Probate Office; and whereas, heretofore, on to-wit: July 28, 1981, James Everett Cofer and wife, Catherine Lavon Cofer, mortgagors, executed a certain mortgage to Central Bank of Birmingham which said mortgage is recorded in Book 414, page 614, said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Central Bank of the South (formerly known as Central Bank of Birmingham) did declare all of the indebtedness secured by the 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 March 18, 25, and April 1, 1982; and,

WHEREAS, on April 14, 1982, 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 Central Bank of the South (formerly known as Central Bank of Birmingham) did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse 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 Central Bank of the South in the amount of Thirteen Thousand Six Hundred Forty-three & 21/100 Dollars (\$13,643.21) which sum was offered to be credited to the indebtedness secured

✓ DENABURG, SCHOEL, MEYERSON
2125 Morris Avenue
Birmingham, AL 35203

3-3034-CLD

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by said mortgages, and said property was thereupon sold to Central Bank of the South; and,

WHEREAS, Elizabeth Bourland Pantazis 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 Thirteen Thousand Six Hundred Forty-three & 21/100 (\$13,643.21) Dollars, James Everett Cofer and wife, Catherine Lavon Cofer, mortgagors, by and through the said Central Bank of the South (formerly known as Central Bank of Birmingham), do grant, bargain, sell and convey unto the said Central Bank of the South, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot No. 119, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer and recorded in Map Book 5, pages 10 and 10A, described as follows:

Begin at the intersection of the North right of way line of 1st Avenue and West right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 1st Avenue for 143.00 feet; thence 90 degrees 00 minutes right and run northeasterly 48.00 feet; thence 90 degrees 00 minutes right and run southeasterly for 142.37 feet to a point on the Westerly right of way line of Montevallo Road; thence 89 degrees 17 minutes right and run southwesterly along said right of way line of Montevallo Road for 48.00 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO the 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 Central Bank of the South, 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 James Everett Cofer and wife, Catherine Lavon Cofer, by Central Bank of the South (formerly known as Central Bank of

Birmingham) by Elizabeth Bourland Pantazis, as auctioneer conducting said sale, has caused these presents to be executed on this the 14th day of April, 1982.

James Everett Cofer and wife,
Catherine Lavon Cofer, BY

CENTRAL BANK OF THE SOUTH (formerly
known as Central Bank of Birmingham)

By Elizabeth Bourland Pantazis
Elizabeth Bourland Pantazis, Auctioneer

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Bourland Pantazis, whose name as auctioneer for Central Bank of the South (formerly known as Central Bank of Birmingham), 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 1982.

Peggy D. Freeman
Notary Public

MY COMMISSION EXPIRES DEC. 3, 1983



STATE OF ALA. JEFFERSON CO.

I CERTIFY THIS

DOCUMENT WAS FILED

1982 APR 19 PM 2:59

Foreclosure
Thomas A. Swenson, Jr.
JUDGE OF PROBATE

Rec. 450
Ind. 100
550