

1940

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: October 3, 1980,
Builders Realty & Development Company, Inc.,
mortgagors, executed a certain mortgage to Birmingham Trust
National Bank, which said
mortgage is recorded in ~~Volume~~ Book 406, Record of Mortgages, at Page
675, 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 March 25,
April 1 and 8, 1982; and,

WHEREAS, on April 20, 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 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 Twenty Thousand Sixty & no/100 (\$120,060.00)

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

RETURN TO:

✓ Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203

95-228-CLD

by said mortgage, and said property is thereupon sold to Birmingham Trust National Bank; and,

WHEREAS, Douglas J. Centeno 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 Twenty Thousand Sixty & no/100 (\$120,060.00)

Dollars, Builders Realty & Development Company, 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:

Description of a parcel of land situated in the North half of Section 9, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows:
Begin at the Southwest corner of the southwest quarter of the northeast quarter of said Section 9 and from there run thence easterly along the south line of said quarter-quarter section 1132.00 feet to a point; thence turn an angle to the left of 117°-00'-00" and run northwesterly 425.00 feet to a point; thence turn an angle to the left of 57°-30'-00" and run westerly 178.00 feet; thence turn an angle to the right of 120°-00'-00" and run northeasterly 90.00 feet to a point; thence turn an angle to the left of 13°-39'-16" and run northeasterly 164.74 feet to a point; thence turn an angle to the right of 66°-22'-09" and run easterly 125.00 feet to a point; thence turn an angle to the left of 90°-00'-00" and run northerly 186.00 feet to a point; thence turn an angle to the right of 90°-00'-00" and run easterly 3.08 feet to a point; thence turn an angle to the left of 90°-00'-00" and run northerly 151.08 feet to a point on the south line of Eaglewood Estates, First Sector, 88.00 feet distant from the southeast corner of Lot 5 therein, as shown on a map thereof recorded among the Judge of Probate Records, Shelby County, Alabama, in Map Book 7, at Page 45; thence turn an angle to the left of 88°-14'-33" and run westerly along said south line of said Eaglewood Estates First Sector 670.00 feet to the northeast corner of Lot 16, Eaglewood Estates, Third Sector, as shown on a map thereof recorded among said Judge of Probate Records of Shelby County, Alabama, in Map Book 7, at page 92; thence turn an angle to the left of 90°-00'-00" and run southerly 170.00 feet to the southeast corner of said Lot 16; thence turn an angle to the right of 90°-00'-00" and run westerly along the south boundary of said Eaglewood Estates, Third Sector 840.00 feet to the northeast corner of Lot 26, Corsentino's Addition to Eaglewood Estates, Fourth Sector, First Phase, as shown on a map thereof recorded among said Judge of Probate Records, Shelby County, Alabama, in Map Book 8, at Page 17; thence turn an angle to the left of 85°-00'-00" and run southerly along the east line of said Lot 26, 128.00 feet to the northeast corner of Lot 27 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 5°-00'-00" and run southerly, along the east line of said Lot 27, 120.00 feet to the northerly right-of-way line of Eagle Drive at the intersection thereof with the southeast corner of said Lot 27; thence turn an angle to the right of 4°-45'-49" and run southerly along the easterly limit of said Eagle Drive 60.22 feet to the northeast corner of Lot 128 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 9°-03'-42" and run southerly, along the east line of said Lot 128, 153.84 feet to the southeast corner of said Lot 128; thence turn an angle to the left of 85°-40'-17" and run easterly 521.00 feet to a point; thence turn an angle to the right of 89°-56'-00" and run southerly 331.13 feet to the point of beginning.

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
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 Builders Realty & Development
Company, Inc., by _____

Birmingham Trust National Bank,

by Douglas J. Centeno, as auctioneer conducting
said sale, has caused these presents to be executed on this, the 20th
day of April, 19 82.

Builders Realty & Development Company, Inc., BY
BIRMINGHAM TRUST NATIONAL BANK

BY: *Douglas J. Centeno*
Douglas J. Centeno, As Auctioneer

BOOK 339 PAGE 399
THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Douglas J. Centeno,
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 20 day of
April, 19 82.

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

1982 APR 23 AM 9:01

F. Brown A. Jones, Jr.
JUDGE OF PROBATE

Rec 450
100

550

Peggy D. Freeman

Notary Public

