

/ DANIEL M. SPITLER  
Attorney at Law  
1972 Chandalar Office Park  
Pelham, Alabama 35124

STATE OF ALABAMA )

SHELBY COUNTY )

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, heretofore on, to-wit, the 10th day of July, 1978, Lloyd Curtis Payne a/k/a L. C. Payne and wife, Maggie Payne executed a certain mortgage to The First Bank of Alabaster, Alabaster, Alabama 35007, which said mortgage is recorded in Mortgage Book 380, Page 501, 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 said The First Bank of Alabaster, as mortgagee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of May 27, June 3, and June 10, 1982; and

WHEREAS, on June 18, 1982 the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and said The First Bank of Alabaster, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, 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 said The First Bank of Alabaster, in the amount of Eight Thousand Nine Hundred Twenty and 97/100 Dollars (\$8,920.97) which sum said The First Bank of Alabaster offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to The First Bank of Alabaster; and

WHEREAS, Daniel M. Spitler conducted said sale on behalf of The First Bank of Alabaster; 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 of a credit in the amount of Eight Thousand Nine Hundred Twenty and 97/100 Dollars (\$8,920.97) on the indebtedness secured by said mortgage, the said Lloyd Curtis Payne a/k/a L. C. Payne and wife, Maggie Payne, by and through said The First Bank of Alabaster, as mortgagee, by Daniel M. Spitler, as auctioneer conducting said sale, do hereby grant, bargain and sell the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 2, Township 21 South, Range 3 West, run South 89 deg. West along North line of said 40 acres 771 feet to the West line of a paved sidewalk running along U.S. Highway 31, thence along the same South 107.3 feet to the SE corner of a lot known as the Corinthian Lodge lot, to the point of beginning; thence continue in the same direction South along said sidewalk 58.8 feet to the NE corner of the lot owned by L. C. Payne and wife; thence turn right and run westerly 98 feet along the North line of said Payne lot and parallel to the North line of lot being described herein to the East R.O.W. line of L & N Railroad; thence along said North 58.8 feet, more or less, to the SW corner of said Lodge lot; thence turn an angle of 89 deg. 30' to the right and run along the South line of said Lodge lot and in the Eastern direction 98 feet to the point of beginning. Same being situated in NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto said The First Bank of Alabaster, its successors and assigns forever; subject, however, to the statutory rights 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 Lloyd Curtis Payne a/k/a L. C. Payne and wife, Maggie Payne, by and through said The First Bank of Alabaster, as mortgagee, by Daniel M. Spitler, as auctioneer conducting said sale, have caused these presents to be executed on this 18th day of June, 1982.

THE FIRST BANK OF ALABASTER  
ALABASTER, ALABAMA  
Mortgagee

By: Daniel M. Spitler  
DANIEL M. SPITLER  
Auctioneer

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

1982 JUN 18 AM 11:18

Foreclosure  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA )  
SHELBY COUNTY )

Recd 3.00  
Ind 1.00  
4.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel M. Spitler, whose name as auctioneer for The First Bank of Alabaster, Alabaster, Alabama, 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 the 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 the 18th day of June, 1982.

Barbara M. Chickman  
Notary Public