

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

STATE OF ALABAMA)
SHELBY COUNTY)

626

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, heretofore on, to-wit, the 1st day of March, 1978, Lloyd Curtis Payne a/k/a Lloyd C. Payne and wife, Maggie L. Payne executed a certain mortgage to First Bank of Alabaster, Alabaster, Alabama 35007, which said mortgage is recorded in Mortgage Book 376, Page 282, 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 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 the said 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 the said First Bank of Alabaster, in the amount of Nineteen Thousand Nine Hundred Forty and 86/100 Dollars (\$19,940.86) which sum the said First Bank of Alabaster offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to First Bank of Alabaster; and

WHEREAS, Daniel M. Spitler conducted said sale on behalf of 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 Nineteen Thousand Nine Hundred Forty and 86/100 Dollars (\$19,940.86) on the indebtedness secured by said mortgage, the said Lloyd Curtis Payne a/k/a Lloyd C. Payne and wife, Maggie L. Payne, by and through the said 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:

BOX 340 PAGE 408

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 same 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 the said 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 Lloyd C. Payne and wife, Maggie L. Payne, by and through the said 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.

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

1982 JUN 18 AM 11:17

Foreclosure
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

FIRST BANK OF ALABASTER
ALABASTER, ALABAMA
Mortgagee

By: 
DANIEL M. SPITLER
Auctioneer

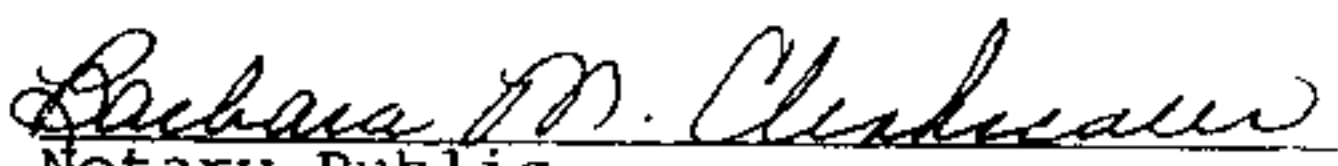
STATE OF ALABAMA)

SHELBY COUNTY)

Rec 3.00
Inst 1.00
H.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 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.


Notary Public