

STATE OF ALABAMA)

SHELBY COUNTY)

177

FORECLOSURE DEED

This indenture made and entered into by and between Gary Thomas Denton, an unmarried man, Party of the First Part, and First Alabama Bank of Birmingham, a corporation, Party of the Second Part;

W I T N E S S E T H:

That, WHEREAS, said Party of the First Part did under date of the 28th day of August, 1980, execute a mortgage to First Alabama Bank of Birmingham, on the hereinafter described property which mortgage is duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 405, page 635, Record of Mortgages, and;

WHEREAS, by the terms of said mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon the said Party of the Second Part was authorized and empowered after giving notice of the time, place and terms of sale once a week for three consecutive weeks in some newspaper published in Columbiana, Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash and from the Courthouse door in Columbiana, Shelby County, Alabama, at which sale the said Party of the Second Part was authorized to bid and, if the highest bidder therefor, to become the purchaser of said property, and;

WHEREAS, such default was made in the payment of the indebtedness secured by said mortgage, which default has continued to this day, and;

WHEREAS, said property was advertised and sold in all respects as provided by the terms of said mortgage on the 28th day of June, 1982, in front of the main entrance of the Shelby County Courthouse, Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, at which sale First Alabama Bank of Birmingham, a corporation, did become the purchaser of said property at and for the sum of Ten Thousand and

This Instrument Was Prepared By:

James L. Clark
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203-3272
205/252-7000

✓
DOWNTOWN OFFICE
First Alabama Bank
P. O. BOX 10247
BIRMINGHAM, ALABAMA 35202

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no/100 (\$10,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of Ten Thousand and no/100 (\$10,000.00) Dollars paid to the Party of the First Part by First Alabama Bank of Birmingham, the said Party of the First Part, Gary Thomas Denton, has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto First Alabama Bank of Birmingham, a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the SE 1/4 of Section 28, Township 20, Range 4 West; thence West 1331.0 feet along quarter line to an iron stake at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 28, Township 20, Range 4 West; thence South 72° 00' West, 110 feet to a stake on the South side of the right of way of a paved highway running from the bridge at Genery's Gap, the Northeast corner of the lot; thence 39° 00' East, 1065.0 feet to a stake; thence North 49° 30' West, 1089.0 feet to a stake at the South side of the road right of way, the Northwest corner; thence North 50° 00' East, 240 feet along the right of way of the highway, to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said First Alabama Bank of Birmingham, its successors and assigns forever, as fully and completely in all respects as the said Party of the First Part could convey the same.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed by and through First Alabama Bank of Birmingham, and by and through the undersigned auctioneer, both duly authorized on this the 28th day of June, 1982.

GARY THOMAS DENTON,
Mortgagor

BY: First Alabama Bank of Birmingham,
a corporation

FIRST ALABAMA BANK OF BIRMINGHAM,
Mortgagee

BY: William E. Washington
Its President

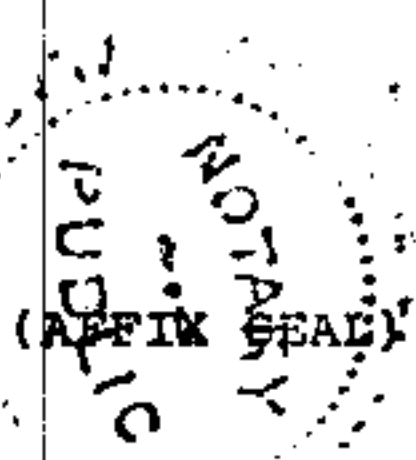
AND BY: Karen Allen
Karen Allen, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert C. Williams Jr. whose name as Vice President of First Alabama Bank of Birmingham, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 28th day of June, 1982.



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

1982 JUL -6 AM 11:22

Forchuck
Thomas G. Forchuck, Jr.
JUDGE OF PROBATE

Catherine A. Jones
NOTARY PUBLIC

My Commission Expires 9-17-83

Recd H.50
Jul 1.00
S.50

STATE OF ALABAMA

JEFFERSON COUNTY)

I, Victoria S. Echols, a Notary Public in and for said County in said State, hereby certify that Karen Allen, whose name as Auctioneer of First Alabama Bank of Birmingham, a corporation, mortgagee, 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, she, as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 1982.



First Alabama Bank of Birmingham
417 North 20th Street
Birmingham, Alabama 35203

Victoria S. Echols
NOTARY PUBLIC

My Commission Expires 10/22/84