

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that whereas, heretofore on to-wit: the 28th day of January, 1978, Steve Leverne Kirkland, a single man, executed a certain mortgage on the property hereinafter described to THE FIRST BANK OF ALABASTER, which said mortgage is recorded in Mortgage Book 374, at Page 65 and Mortgage Book 391 Page 256; on the 31st day of March, 1979, Steve Leverne Kirkland and wife, Sandra Kay Kirkland, executed a certain mortgage on the property hereinafter described to THE FIRST BANK OF ALABASTER, which said mortgage is recorded in Mortgage Book 390, at Page 176; in the Office of the Judge of Probate of Shelby County, Alabama; and

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WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in Shelby County, Alabama, a newspaper published in said City by publication once a week for three consecutive weeks prior to said sale, at public outcry, for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee, or any person conducting said sale for the mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if it is the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said THE FIRST BANK OF ALABASTER did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of 9/9/82, 9/16/82 and 9/23/82, and

WHEREAS, on the 28th day of September, 1982, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and THE FIRST BANK OF ALABASTER did offer for sale and sell at public outcry, in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, COURTNEY H. MASON, JR., was the Auctioneer who conducted said sale for the said THE FIRST BANK OF ALABASTER, and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of _____
THE FIRST BANK OF ALABASTER
in the amount of \$1,050.00 _____, which sum of money THE FIRST BANK OF ALABASTER offered to credit on the indebtedness secured by said mortgage said property was thereupon sold to _____
THE FIRST BANK OF ALABASTER

NOW, THEREFORE in consideration of the premises and of a credit in the amount of \$1,050.00, on the indebtedness secured by said mortgage, the said THE FIRST BANK OF ALABASTER, by and through COURTNEY H. MASON, JR., as Auctioneer conducting said sale and as Attorney in Fact for Steve Leverne Kirkland and wife, Sandra Kay Kirkland, and the said COURTNEY H. MASON, JR. as the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said THE FIRST BANK OF ALABASTER

the following described property situated in the County of Shelby, State of Alabama, to-wit:

Begin at a point 245 feet North from the SE corner of the NW1/4 of the NE1/4 of Section 35, Township 21 South, Range 1 West; thence run North along the East line of said 1/4-1/4 Section a distance of 160.00 feet; thence turn an angle of 90 deg. 20 min. 29 sec. to the left and run a distance of 144.77 feet to the East line of the Egg and Butter Road; thence turn an angle of 96 deg. 02 min. 22 sec. to the left and run along said road a distance of 71.24 feet; thence turn an angle of 33 deg. 47 min. 44 sec. to the right and run along said Road a distance of 88.76 feet; thence turn an angle of 84 deg. 24 min. 53 sec. to the left and run a distance of 128.22 feet to the point of beginning. Situated in the NW1/4 of the NE1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and containing .50 acres.

TO HAVE AND TO HOLD the above described property unto THE FIRST BANK OF ALABASTER, their successors ~~and assigns forever~~ 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, Steve Leverne Kirkland and wife, Sandra Kay Kirkland have caused this instrument to be executed by and through COURTNEY H. MASON, JR., as Auctioneer conducting said sale, and as Attorney in Fact and COURTNEY H. MASON, JR., as Auctioneer conducting said sale, has hereto set his hand and seal on this the 28th day of September, 1982.

THE FIRST BANK OF ALABASTER

BY:

Courtney H. Mason, Jr. -

As Auctioneer and Attorney in Fact

BY:

Courtney H. Mason, Jr. -

As Auctioneer conducting said sale.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Auctioneer and Attorney in Fact for The First Bank of Alabaster, 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 said conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, 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 September, 1982.

Judith G. [Signature]
Notary Public

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Auctioneer 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 Auctioneer, executed the same voluntarily and with full authority, on the day the same bears date.

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



Judith H. Watson
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Enclosure
1982 SEP 29 AM 10:15
Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Re. 450
Ad. 1.00
550