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This instrument prepared by Wade  
H. Morton, Jr., Attorney at Law,  
South Main Street, P O Box 1227,  
Columbiana, Alabama 35051-1227.

STATE OF ALABAMA )

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on, to-wit:  
the 10th day of September, 1981 Triangle Mechanical Contractors, Inc.,  
a corporation, executed a mortgage conveying the real estate hereinafter  
described in Shelby County, Alabama, to Central State Bank, Calera,  
Alabama, a banking corporation, as Mortgagee, which said mortgage was  
recorded on September 10, 1981 in Mortgage Book 415, at Pages 338-340,  
in the Office of the Judge of Probate of Shelby County, Alabama, and  
which said mortgage and the indebtedness therein described is and was  
as of the date upon which this foreclosure proceeding was instituted,  
and is and was as of the date upon which this foreclosure deed was  
executed, the sole property of said Mortgagee; and,

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WHEREAS, in and by said mortgage said 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 real estate in front of the Courthouse door in the City of  
Columbiana, Shelby County, Alabama, after giving twenty-one days  
notice of the time, place and terms of said sale, by publication once  
a week for three consecutive weeks prior to said sale in some newspaper  
published in Shelby County, Alabama, such sale to be 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 the same the  
Mortgagee or any person conducting said sale for the Mortgagee might  
bid at the same and purchase said property if the highest bidder  
therefor; and,

WHEREAS, default was made in the payment of the indebtedness  
secured by said mortgage, and such default continuing, the said  
Mortgagee did give due and proper notice of the foreclosure of said  
mortgage by publication in the Shelby County Reporter, a newspaper of  
general circulation published in Shelby County, Alabama, in its issues  
of November 11, 18, 25 and December 2, 1982; and,

Return to: Wade H. Morton

WHEREAS, on the 21st day of December, 1982, being the day on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described; and,

WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Central State Bank; and,

WHEREAS, the highest and best bid for said real estate described in said mortgage was the bid of Central State Bank in the amount of Two Hundred Ninety Seven Thousand Four Hundred Seventy Nine and 78/100 (\$297,479.78) Dollars, which sum of money Central State Bank offered as credit toward all indebtedness secured by said mortgage, and said real estate was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Two Hundred Ninety Seven Thousand Four Hundred Seventy Nine and 78/100 (\$297,479.78) Dollars toward all indebtedness secured by said mortgage, the said Central State Bank, acting by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank and for Triangle Mechanical Contractors, Inc., respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, Calera, Alabama, a banking corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, thence West along the North line of Section 30, 49.47 feet to an iron pipe; thence left 93 degrees, 19 minutes, 25 seconds, 250 feet to an iron pin, said iron pin being the point of beginning of the property herein described; thence continue along the line last described 1100.57 feet to an iron pin; thence right 93 degrees, 19 minutes, 25 seconds, 247.20 feet to an iron pipe; thence right 69 degrees, 55 minutes, 40 seconds, 1169.66 feet to an iron pin; thence right 110 degrees, 04 minutes, 20 seconds, 584.53 feet to an iron pin and the point of beginning.



TO HAVE AND TO HOLD the above described real estate unto the said Central State Bank, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record and current taxes.

IN WITNESS WHEREOF, the said Central State Bank and Triangle Mechanical Contractors, Inc., have caused this instrument to be executed by and through Wade H. Morton, Jr., acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 21st day of December, 1982.

TRIANGLE MECHANICAL CONTRACTORS, INC.,  
a corporation

BY: Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer and  
Attorney-in-Fact

CENTRAL STATE BANK, Calera,  
Alabama, a banking corporation

BY: Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer and  
Attorney-in-Fact

Wade H. Morton, Jr. (SEAL)  
Wade H. Morton, Jr., as  
Auctioneer Conducting said Sale

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Triangle Mechanical Contractors, Inc. to the above conveyance, and also signed the name of Central State Bank, a corporation, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of Triangle Mechanical Contractors, Inc., Mortgagor, in the Mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 21st day of December, 1982.

Eleanor D. Lucas  
Notary Public

CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking corporation, does hereby certify that Wade H. Morton, Jr., who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Central State Bank, Calera, Alabama, to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 21st day of December, 1982.

19821221000147690 Pg 4/4 .00  
Shelby Cnty Judge of Probate, AL  
12/21/1982 00:00:00 FILED/CERTIFIED

ATTEST:

CENTRAL STATE BANK

Carlene R. Hadaway  
Its Secretary

BY: William M. Schriber  
Its President

STATE OF ALA. SHELBY CO.  
I HEREBY THIS  
WAS FILED

DEC 21 PM 1:26  
Foreclosure  
JUDGE OF PROBATE

Rec 6.00  
Jud 1.00  
7.00