

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS Triangle Mechanical Contractors, Inc., a corporation, did on the 18th day of April, 1980, execute that certain mortgage upon the hereinbelow described real property to Triangle Industries, Inc., a corporation, to secure the payment of the sum of Fifty-three Thousand Five Hundred and no/00 (\$53,500.00) Dollars due on the purchase price of the said realty from the said mortgagee by the said mortgagor, said mortgage being recorded in Volume 402, at Page 269, in the Probate Office of Shelby County, Alabama; and WHEREAS, on, to-wit, the 12th day of December, 1980, a portion of the originally described realty was released from the lien of said mortgage, as shown by instrument recorded in Book 38, at Page 722, in said Probate Office; and WHEREAS the hereinbelow described realty remained subject to the lien of said mortgage as originally executed and recorded; and

WHEREAS by the terms of said mortgage the said Triangle Industries, Inc., a corporation, was authorized and empowered in the event of default in the payment of the indebtedness secured thereby, to declare the entire indebtedness due and payable, and after giving 21 days notice of the time, place, and terms of sale by publication 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 in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama; and

WHEREAS, said mortgage further provided that in case of sale under the power and authority contained in same, the mortgagee or its assigns were authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee or its assigns may bid at the sale and purchase said property, if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, which default has continued until this day, and WHEREAS, said property, being subject to foreclosure, was advertised and sold in all respects as provided by the terms of said mortgage in front of the main entrance of the Shelby County Courthouse in the City of Columbiana, Alabama, on the 16th day of

Triangle Industries, Inc.
P.O. Box 8002
Siluria, Ala.

35144

March, 1983, after giving 21 days notice of the time, place and terms of 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 the said Triangle Industries, Inc., a corporation, became the purchaser of said realty at and for the sum of \$37,544.06 this being the highest and best bid; and

WHEREAS, Walter Cornelius was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Triangle Industries, Inc., a corporation, and as the agent of and attorney in fact for the said Triangle Mechanical Contractors, Inc., a corporation, as expressly provided by the terms of said mortgage; and

WHEREAS, said sale was conducted by the said Auctioneer in all respects in accordance with the terms and provisions of the Mortgage.

NOW THEREFORE, in consideration of the premises and of the credit of the said sum of \$ on the indebtedness secured by said mortgage, which amount includes publication costs, attorney's fees and interest to the date of said foreclosure sale, the said Triangle Mechanical Contractors, Inc., a corporation, acting by and through the undersigned Auctioneer as its agent and Attorney in Fact has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto the said Triangle Industries, Inc., a corporation, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 8-A, according to the Survey of Spain Estates as recorded in Map Book 5, page 32, in the Probate Office of Shelby County, Alabama, less and except the following portion of said Lot 8-A: Beginning at the Northwest corner of said Lot 8-A, Spain Estate, run in an Easterly direction along the North line of said Lot 8-A for a distance of 99.28 feet; thence turn an angle to the right of 89° 31' 55" and run in a Southerly direction for a distance of 73.24 feet; thence turn an angle to the right of 88° 28' 05" and run in a Westerly direction for a distance of 98.31 feet, more or less, to a point on the Easterly right-of-way line of Shelby County Highway No. 12; thence turn an angle to the right of 90° 47' and run in a Northerly direction along said Easterly right-of-way line of Shelby County Highway No. 12 for a distance of 76.69 feet, more or less, to the point of beginning, containing 0.17 acres, more or less.

TO HAVE AND TO HOLD the above described property unto the said Triangle Industries, Inc., a corporation its successors or assigns.

IN WITNESS WHEREOF, the said Triangle Mechanical Contractors, Inc., a corporation, has caused this instrument to be executed by and through Walter

Cornelius, Auctioneer conducting said sale, and as Attorney in Fact, and Walter Cornelius, as Auctioneer conducting said sale, has hereunto set his hand and seal on this the 16th day of March, 1983.

Triangle Mechanical Contractors, Inc., a corporation,

and

Triangle Industries, Inc., a corporation,

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Walter Cornelius
1983 MAR 16 PM 2:49

BY: *Walter Cornelius*
As Auctioneer and
Attorney In Fact

Thomas A. Shivers
JUDGE OF PROBATE
Rec 450
Ad 100
550

STATE OF ALABAMA)
SHELBY COUNTY)

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I, Debra Carlisle, a Notary Public in and for said County in said State, hereby certify that Walter Cornelius, whose name as Auctioneer and Agent and Attorney In Fact for Triangle Mechanical Contractors, Inc., a corporation, and Triangle Industries, Inc., 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, in his capacity as said Auctioneer, Agent, 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 16th day of March, 1983.

Debra Carlisle
NOTARY PUBLIC

My Commission Expires:

6/4/86

This instrument prepared by:
WALTER CORNELIUS
Attorney at Law
414 - 416 Woodward Building
Birmingham, AL 35203
Telephone (205) 322-7618