

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory and real estate mortgage securing payment of the same, executed by Triangle Mechanical Contractors, Inc. to First National Bank of Columbiana, and recorded in Mortgage Book 412, Page 129, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days notice by publication once a week for three consecutive weeks of the time in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, First National Bank of Columbiana did cause notice of the time, place and terms of sale of said real estate to to be given in full compliance with the laws of the State of Alabama, in Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on ^{/1983} April 28, May 5, 12 and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 28th day of May, 1983, and at said sale, said real estate was purchased by First National Bank of Columbiana for the sum of \$30,349.49, which said sum of money was the highest and best bid for said real estate at said sale;

BOOK 347 PAGE 516

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$30,349.49 by crediting the same upon the mortgaged indebtedness secured by said mortgage, said Triangle Mechanical Contractors, Inc. and William R. Justice as Auctioneer, do hereby grant, bargain, sell and convey unto to the said First National Bank of Columbiana, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

BOOK 347 PAGE 517

Part of Lot 8-A, according to Spain Estate, as shown by recorded survey in Map Book 5 Page 32 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Beginning at the NW corner of said Lot 8-A, Spain Estate, and 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 deg. 31 min. 55 sec. and run in a southerly direction for a distance of 73.24 feet; thence turn an angle to the right of 88 deg. 28 min. 05 sec. 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 deg. 47 min. 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 to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises unto the said First National Bank of Columbiana, and their heirs and assigns, forever.

IN WITNESS WHEREOF, said Triangle Mechanical Contractors, Inc. acting by and through William R. Justice, Attorney in Fact and Auctioneer, and William R. Justice, Attorney in Fact, have hereunto set their hands and seals on this the 1 day of June, 1983.

TRIANGLE MECHANICAL CONTRACTORS,
INC.

BY: William R. Justice
Attorney in Fact and Auctioneer
William R. Justice

BY: William R. Justice
Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said

County, in said State, hereby certify that William R. Justice, who is known to me, and whose name as Attorney in Fact and 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, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd, day of June, 1983.

Michelle Harless
(Notary Public)



BOOK 347 PAGE 518

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FORECLOSURE
1983 JUN -1 PM 3:54

Thomas P. Shoultz, Jr.
JUDGE OF PROBATE

Rec. 450
Ind 100
550