

STATE OF ALABAMA)

1150

SHELBY COUNTY)

FORECLOSURE DEED

This indenture made and entered into by and between Carlos H. Johnson Bld., Inc. a corporation, 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 22nd day of November, 1979, execute a mortgage to First Alabama Bank of Birmingham, a corporation, on the hereinafter described property, which mortgage is duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 398, page 847 (a mortgage was executed on October 17, 1980, for the purpose of correcting the said mortgage recorded in Book 398, page 847, and the corrective mortgage is recorded in the Office of the Judge of Probate of Shelby County in Book 407, page 269), 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 6th day of June, 1983, 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

This Instrument Was Prepared By:

James L. Clark
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203-3272
205/252-5000

First AL Bank
P.O. Box 10247

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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 One Hundred Sixteen Thousand Four Hundred Twelve and 68/100 (\$116,412.68) Dollars, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Sixteen Thousand Four Hundred Twelve and 68/100 (\$116,412.68) Dollars paid to the Party of the First Part by First Alabama Bank of Birmingham, the said Party of the First Part, Carlos H. Johnson Bld., Inc., has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto First Alabama Bank of Birmingham, the following described real estate, situated in Shelby County, Alabama, to-wit:

(SEE ATTACHED)

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 6th day of June, 1983.

CARLOS H. JOHNSON BLD., INC.
BY: First Alabama Bank of Birmingham

FIRST ALABAMA BANK OF BIRMINGHAM

BY: [Signature]
Its [Signature]

AND BY:

[Signature]
J. Walker Hale, 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 E 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 6th day of June, 1983.

(AFFIX SEAL)

Catherine L. Jones
NOTARY PUBLIC

My Commission Expires 9-17-83

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Walker Hale, 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, he, 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 6th day of June, 1983.

(AFFIX SEAL)

Karen K. Allen
NOTARY PUBLIC

My Commission Expires: 11-12-84

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

PARCEL II:

Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22 and the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southeast corner of Lot 8, Block 6, Meadowview, First Sector Addition as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map Volume 6, Page 109, run in a easterly direction along the south line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 22 for a distance of 160.26 feet, more or less, to the southeast Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle to the left of 0°15' 25" and run in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 768.70 feet, more or less, to the center line of a 30 foot Plantation Pipe Line Easement, thence turn an angle to the left of 108°14' and run in a northwesterly direction along the center of said Plantation Pipe Line Easement for a distance 86.09 feet, thence turn an angle to the right of 6°52' and run in a northwesterly direction along the centerline of said Plantation Pipe Line Easement for a distance of 162.60 feet, thence turn an angle to the left of 2°32' and run in a northwesterly direction along the centerline of said Plantation Pipe Line Easement for a distance of 209.03 feet, thence turn an angle to the right of 2°27' and run in a northwesterly direction along the centerline of said Plantation Pipe Line Easement for a distance of 37.34 feet, thence turn an angle to the left of 90°29'35" and run in a southwesterly direction for a distance of 187.58 feet, thence turn an angle to the right of 36°00' and run in a northwesterly direction for a distance of 88.00 feet, thence turn an angle to the right of 63°20' and run in a northerly direction for a distance of 400.00 feet, thence turn an angle to the left of 94°41' and run in a southwesterly direction for a distance of 243.45 feet, thence turn an angle to the right of 7°13' and run in a westerly direction for a distance of 345.00 feet, thence turn an angle to the left of 89°40' and run in a southerly direction for a distance of 305.00 feet, thence turn an angle to the left of 90° and run in an easterly direction for a distance of 7.00 feet, thence turn an angle to the right of 90° and run in a southerly direction for a distance of 160.00 feet, thence turn an angle to the left of 90° and run in an easterly direction for a distance of 53.01 feet, thence turn an angle to the right of 90° and run in a southerly direction for a distance of 380.00 feet, more or less, to the point of beginning.

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Less and except the following:

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A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 3 West, being more particularly described as follows:
Commence at the Southwest Corner of said Quarter-Quarter Section and run East along the South line of said Quarter-Quarter Section 768.70 feet; thence an angle left of 108°14' and run Northwesterly 86.09 feet; thence an angle right of 6° 52' and run Northwesterly 162.60 feet; thence an angle left of 2° 32' and run Northwesterly 209.03 feet; thence an angle right of 2° 27' and run Northwesterly 42.20 feet to the point of beginning; thence continue along last described course 798.00 feet to the Southerly right-of-way line of Shelby County Highway #12; thence an angle left of 78° 14' and run Westerly 132.61 feet along the Southerly line of said right-of-way; thence an angle left of 90° 03' and run Southwesterly 464.71 feet; thence an angle left of 4° 03' 30" and run Southerly 375.0 feet; thence an angle left of 98° 00'; and run Northeasterly 274.15 feet to the Point of Beginning.

Also less and except the following:

Lot 10, Block 6, and Lot 21, Block 2, according to the Survey of Meadowview, Second Sector as recorded in Map Book 8, Page 50 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

1983 JUN 24 AM 9:14

Foreclosure
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec'd 6.00
Ind 1.00
7.00