

STATE OF ALABAMA )  
 )  
 SHELBY COUNTY )

MORTGAGE FORECLOSURE  
DEED

KNOW ALL MEN BY THESE PRESENTS:

That whereas, heretofore, on, to-wit, April 1, 1983, Robert E. Owens and wife, Janice Owens and Owens Fabricating Company, Inc., a corporation, executed a certain mortgage on the property hereinafter described to The First National Bank of Russellville, which said mortgage is recorded in Mortgage Book 430, page 67 and 71 in the office of the Judge of Probate of Shelby County, Alabama; and

BOOK 352 PAGE 900  
 Whereas, in and by said mortgage the mortgagee was authorized and empowered in the 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 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 said mortgage, the mortgagee or any person conducting the 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 the highest bidder therefore; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage, and the said The First National Bank of Russellville, a National Banking Association, did declare all the indebtedness secured by said mortgage subject to foreclosure as therein provide and did give due and proper notice of said foreclosure by registered mail to said mortgagees and by publication in the Franklin County Times and Shelby County Reporter, said Shelby County paper being a newspaper of general circulation and published in Shelby County, Alabama, in its issues of December 22, 1983; December 29, 1983; and January 5, 1984; and

Whereas, on January 16, 1984 day of which the foreclosure

First National Bank of Russellville did offer for sale and sell at public outcry in front of the courthouse door in the City of Columbiana, Shelby County, Alabama, the property hereinafter described; and

Whereas, William M. Bouldin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The First National Bank of Russellville and whereas The First National Bank of Russellville was the highest and best bidder in the amount of Two Hundred and One Thousand Eight Hundred and Sixty Five Dollars (\$201,865.00) which sum was applied to the indebtedness secured by said mortgage, and The First National Bank of Russellville, by and through William M. Bouldin as auctioneer conducting said sale, and as attorney in fact for The First National Bank of Russellville, a National Banking Association, Robert E. Owens, Janice Owens and Owens Fabricating Company, Inc., a corporation, and by and through William M. Bouldin, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto The First National Bank of Russellville the following described property situated in Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 25, Township 19, Range 3 West that lies East of the Old Birmingham Highway in Shelby County, Alabama. This land also being described as Lots 22-28 as shown on the Plat of the David Owens property prepared by Allen Whitley of Pelham, Alabama.

To Have and To Hold the above described property unto The First National Bank of Russellville, its successors and assigns forever; subject however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by laws in the State of Alabama.

In Witness Whereof, The First National Bank of Russellville, Robert E. Owens, Janice Owens and Owens Fabricating Company, Inc. have caused this instrument to be executed by and through William M. Bouldin, as auctioneer conducting said sale and as attorney in fact for all the parties separately, and William M. Bouldin as auctioneer conducting said sale and as attorney in fact for each of said parties, has hereto set his hand and

seal on this 18<sup>th</sup> day of January, 1984.

THE FIRST NATIONAL BANK OF RUSSELLVILLE

By: William M. Bouldin  
Auctioneer and Attorney In Fact

ROBERT E. OWENS

By: William M. Bouldin  
Auctioneer and Attorney In Fact

JANICE OWENS

By: William M. Bouldin  
Auctioneer and Attorney In Fact

OWENS FABRICATING COMPANY, INC.

By: William M. Bouldin  
Auctioneer and Attorney In Fact

William M. Bouldin  
Auctioneer Conducting Said Sale

NOTARIAL SEALING CO.  
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*Foreclosure*

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Int. 100  
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F. E. Owens, Jr.  
Attorney

BOOK 352 PAGE 902

STATE OF ALABAMA )  
FRANKLIN COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Bouldin, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of The First National Bank of Russellville, Robert E. Owens, Janice Owens and Owens Fabricating Company, Inc., 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 the same for The First National Bank of Russellville, and for and as the act of The First National Bank of Russellville, and as the action of Robert E. Owens, Janice Owens, Owens Fabricating Company, Inc., mortgagors, in the mortgage referred to in the foregoing deed.

In Witness Whereof, I have hereunto set my hand and seal on this 18<sup>th</sup> day of January, 1984.

Peggy Inman  
NOTARY PUBLIC