

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203

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FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 27, 1981,

Pat Erwin and wife, Elaine S. Erwin,

mortgagors, executed a certain mortgage to MetroBank, which said mortgage
was recorded in the office of the Judge of Probate of Shelby County, Alabama
in Book 412, page 882; and corrected by Corrective Mortgage, which said corrective

mortgage is recorded in ~~XXXXX~~ Book 415, Record of Mortgages, at Page
164, in the Office of the Judge of Probate of Shelby
County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said MetroBank

BOOK 353 PAGE 390 did declare all of the
indebtedness secured by the said mortgage due and payable, and said
mortgage subject to foreclosure as therein provided and did give due and
proper notice of the foreclosure of said mortgage, in accordance with the
terms thereof, by publication in Shelby County Reporter,
a newspaper of general circulation in Shelby County,
Columbiana, Alabama, in its issues of December 29, 1983,
January 5 & 12, and February 2, 1984; and,

WHEREAS, on February 15, 1984, the day on which
the foreclosure sale was due to be held under the terms of said notice,
during the legal hours of sale, said foreclosure was duly and properly
conducted and the said MetroBank

did offer for sale and sell at public
outcry, in front of the Main entrance of the Court
House at Columbiana, Shelby County,
Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of MetroBank, in the
amount of Forty-seven Thousand Five Hundred & no/100 (\$47,500.00)

Dollars, which sum was offered to be credited to the indebtedness secured

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by said mortgage, and said property was thereupon sold to _____
MetroBank _____; and,

WHEREAS, _____ Ben L. Zarzaur _____ acted as
auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting
said sale to execute to the purchaser at said sale a deed to the property
so purchased.

NOW, THEREFORE, in consideration of the premises and the credit
of _____ Forty-seven Thousand Five Hundred & no/100 ----- (\$47,500.00)

Dollars, _____ Pat Erwin and wife, Elaine S. Erwin _____,
mortgagors, by and through the said _____ MetroBank _____

_____, do grant, bargain, sell
and convey unto the said _____ MetroBank _____

_____, the following described
real property, situated in _____ Shelby _____ County,
Alabama, to-wit:

Begin at the Southwest corner of the NW-1/4 of the NE-1/4 of Section 33,
Township 20 South, Range 3 West, Shelby County, Alabama; thence in a
Northerly direction along the West boundary of said 1/4-1/4 Section
600.44 feet; thence turn 92 deg. 11 min. to the right in an Easterly
direction 157.45 feet to intersection with centerline of a gas line
right of way, said intersection being the point of beginning; thence
continue in an Easterly direction along a straight line projection of
the last mentioned course 309.40 feet; thence turn 90 deg. 00 min. to
the left in a Northerly direction 186.76 feet (said course being the
West boundary of the Wright property); thence turn 89 deg. 57 min. 30
sec. to the left, in a Westerly direction 107.17 feet to intersection
with said centerline; thence turn 42 deg. 45 min. 30 sec. to the left
in a Southwesterly direction along said centerline 275.21 feet to the
point of beginning, EXCEPT a right of way for gas line on the Southeast
side of said centerline.

SUBJECT TO:

1. Ad valorem taxes for the current year.
2. Any and all easements, encumbrances and restrictions of record.
3. Statutory right of redemption on the part of those entitled to
redeem under the laws of the State of Alabama.

its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

MetroBank

by Ben L. Zarzaur, as auctioneer conducting
said sale, has caused these presents to be executed on this, the 15th
day of February, 19 84.

METROBANK

BY

Ben L. Zarzaur,

As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Ben L. Zarzaur,
whose name as auctioneer for MetroBank

_____, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of
February, 1984.

STATE OF ALABAMA
COUNTY OF _____

1984 FEB 20 AM 9 32

Foreclosure

Peggy D. York
Notary Public

Notary Public

Rec 4.50
Ind 1.00
5.50