

This instrument prepared by Wade
H: Morton, Jr., Attorney at Law,
South Main Street, P O Box 1227,
Columbiana, Alabama 35051-1227.

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about November 17, 1983 Phelon Sanford Edwards a/k/a Phelon Sanford Edwards, Jr., executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to Central State Bank, Calera, Alabama, a banking corporation, as Mortgagee, which said mortgage was recorded on December 2, 1983 in Mortgage Book 440, at Pages 76-78, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), which said mortgage and the indebtedness secured thereby is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and,

WHEREAS, in and by said mortgage said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said real estate in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place and terms of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and such default continuing, the said Mortgagee did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 26, and May 3, and 10, 1984; and,

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WHEREAS, on May 18, 1984 at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a second mortgage lien; and,

WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Central State Bank; and,

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Central State Bank in the amount of Forty Six Thousand Ten and 15/100 (\$46,010.15) Dollars, which sum of money Central State Bank offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Forty Six Thousand Ten and 15/100 (\$46,010.15) Dollars toward a portion of the indebtedness secured by said mortgage, the said Central State Bank, acting by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank and for Phelon Sanford Edwards a/k/a Phelon Sanford Edwards, Jr., respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, Calera, Alabama, a banking corporation, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

Lot 14, Block 1, according to the survey of Wooddale as recorded in Map Book 5, at Page 86, in the Office of the Judge of Probate of Shelby County, Alabama, less and except minerals and mining rights.

TO HAVE AND TO HOLD the above described real estate unto the said Central State Bank, its successors and assigns forever, together

with the hereditaments and appurtenances thereto belonging; subject, however, to the first mortgage to Birmingham Federal Savings & Loan Association and to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said Central State Bank and Phelon Sanford Edwards a/k/a Phelon Sanford Edwards, Jr. have caused this instrument to be executed by and through Wade H. Morton, Jr., acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 18th day of May, 1984.

PHELON SANFORD EDWARDS a/k/a
PHELON SANFORD EDWARDS, JR.

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

CENTRAL STATE BANK, a banking
corporation

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer Conducting said Sale

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Phelon Sanford Edwards a/k/a Phelon Sanford Edwards, Jr. to the above conveyance, and also signed the name of Central State Bank, a banking corporation, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee,

with full authority, for and as the act of said Mortgagee, and for and as the act of Phelon Sanford Edwards a/k/a Phelon Sanford Edwards, Jr., Mortgagor, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 18th day of May, 1984.

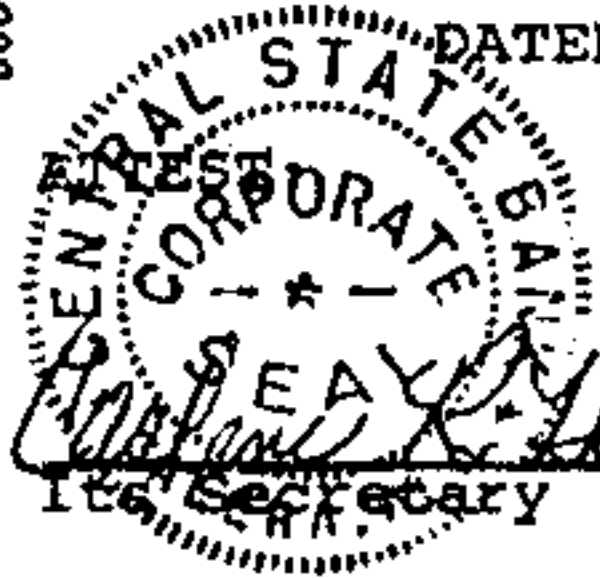
Margaret Hivens
Notary Public

CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking corporation, does hereby certify that Wade H. Morton, Jr., who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Central State Bank to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 18th day of May, 1984.

CENTRAL STATE BANK



BY: *J. L. Ball*
Its Exec. Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Foreclosure
1984 MAY 18 PM 3:07

Thomas W. Sullivan, Jr.
JUDGE OF PROBATE

Rec. 6⁰⁰
Ind. 1⁰⁰
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