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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 Mario Cordova and Mary Carolyn Cordova to First National Bank of Columbiana, and recorded in Mortgage Book 429, Page 244, 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 May 31, June 7 and June 14, 1984; 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 23rd day of June, 1984, and at said sale, said real estate was purchased by First National Bank of Columbiana for the sum of Sixty-One Thousand Two Hundred Sixteen & 74/100 (\$61,216.74) dollars, which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of Sixty-One Thousand Two Hundred Sixteen & 74/100 (\$61,216.74) dollars by crediting the same upon the mortgaged indebtedness secured by said mortgage, said William T. Harrison 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:

Lot 6, Block 4, according to Applecross, a Subdivision of Inverness as recorded in Map Book 6, Page 42A & B in the Probate Office of Shelby County, Alabama.

Subject to: Restrictive Covenants dated July 29, 1974, recorded in Miscellaneous Book 10, Page 557, in the Probate Office of Shelby County, Alabama. Declaration of Protective Covenants for Applecross, a Subdivision of Inverness, dated March 4, 1975, recorded in Miscellaneous Book 10, Page 515 and amended in Miscellaneous Book 13, Page 154 and in Miscellaneous Book 17, Page 183, all in said Probate Office, Minerals and mining rights excepted.

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 First National Bank of Columbiana acting by and through William T. Harrison, Attorney in Fact and Auctioneer, and William T. Harrison, Attorney in Fact, have hereunto set their hands and seals on this the 26th day of June, 1984.

BY:


Attorney in Fact and Auctioneer

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William T. Harrison, 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 27th, day of June, 1984

Patricia L. Lane

Notary Public

My Commission Expires June 2, 1987

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Enclosure
1984 JUN 27 PM 4:00
Thomas H. Harrison, Jr.
JUDGE OF PROBATE

Rec. 450
Ind. 100
550