

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

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 11, 1982, Henry E. Swinney, Jr. and wife, Carole Swinney, mortgagors, executed a certain mortgage to Central Bank of Birmingham, which said mortgage is recorded in Book 421, page 336, 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 Central Bank of the South (formerly Central Bank of Birmingham) 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 The Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of May 31, June 7 & 14, 1984; and,

WHEREAS, on June 27, 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 Central Bank of the South did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse 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 Central Bank of the South in the amount of Twenty-five Thousand Eight Hundred Seventy-one & no/100 (\$25,871.00) Dollars, which was offered to be credited to the indebtedness secured by said mortgage, and the said property was thereupon sold to Central Bank of the South; and,

WHEREAS, Marvin E. Franklin 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.

DENABURG, SCHOEL, MEYERSON, OGLE, ZARZAUR & MAX
ATTORNEYS AT LAW
2125 MORRIS AVE.
BIRMINGHAM, ALABAMA
35203

1003-44-CLD

BOOK 357 PAGE 12

NOW, THEREFORE, in consideration of the premises and the credit of Twenty-five Thousand Eight Hundred Seventy-one & no/100 (\$25,871.00) Dollars, Henry E. Swinney, Jr. and wife, Carole Swinney, mortgagors, by and through the said Central Bank of the South (formerly Central Bank of Birmingham), do grant, bargain, sell and convey unto the said Central Bank of the South, the following described real property, situated in Shelby County, Alabama, to-wit:

BOOK 357 PAGE 13

Lot 16, Block 3, of Cahaba Valley Estates, 3rd Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said Central Bank of the South, 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.

IN WITNESS WHEREOF, the said Henry E. Swinney, Jr. and wife, Carole Swinney, by Central Bank of the South, by Marvin E. Franklin, as auctioneer conducting said sale, has caused these presents to be executed on this, the 27th day of June, 1984.

CENTRAL BANK OF THE SOUTH

By Marvin E. Franklin

Marvin E. Franklin, As Auctioneer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Marvin E. Franklin, whose name as auctioneer for Central Bank of the South (formerly Central Bank of Birmingham), 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 27th day of June, 1984.

Peggy D. York
NOTARY PUBLIC

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

Pre-Closure
1984 JUL -6 AM 9:53

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Rec. 750
Ind. 100
850