

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about February 16, 1983, Alan K. Edmondson and wife, Kathy Edmondson executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to Shelby State Bank, an Alabama banking corporation, as Mortgagee, which said mortgage was recorded on February 18, 1983, at 10:02 A.M., in Mortgage Book 427, Pages 566-567, 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 Court-house 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 September 20, 27, and October 4, 1984 and;

WHEREAS, on October 11, 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 first mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Shelby State Bank, an Alabama banking corporation; and

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Shelby State Bank, an Alabama banking corporation in the amount of Forty-Eight Thousand, Three Hundred Forty and 48/100 Dollars, (48,340.48) which sum of money was offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to Shelby State Bank, an Alabama banking corporation.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Forty-Eight Thousand, Three Hundred Forty and 48/100 Dollars toward a portion of the indebtedness secured by said mortgage, the said Shelby State Bank, an Alabama banking corporation, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for said Alan K. Edmondson and wife, Kathy Edmondson and for Shelby State Bank, an Alabama banking corporation, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Shelby State Bank, an Alabama banking corporation the following described real estate situated in Shelby County, Alabama, together with all

BOOK 005 PAGE 288

improvements thereon and appurtenances thereto, to-wit:


Lot 11, in the Round Table Subdivision as shown by Map of The Round Table Subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 7, Page 38.
Situating in Shelby County, Alabama.


TO HAVE AND TO HOLD the above described real estate unto the said Shelby State Bank, an Alabama banking corporation, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, 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 Alan K. Edmondson and wife, Kathy Edmondson and Shelby State Bank, an Alabama banking corporation, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, 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 11th day of October, 1984.


Alan K. Edmondson


Kathy Edmondson


Mike T. Atchison, as Auctioneer
and Attorney-in-fact for Alan K.
Edmondson and Kathy Edmondson

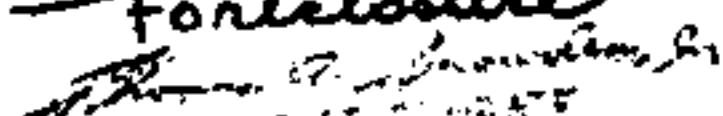

Mike T. Atchison, as Auctioneer
and Attorney-in-fact for Shelby
State Bank, an Alabama banking
corporation.


Mike T. Atchison, as Auctioneer
conducting said sale

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 11 PM 1:16

Foreclosure


JUDGE OF PROBATE

Rec 5.00
Jud 1.00
6.00

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of Alan K. Edmondson and wife, Kathy Edmondson to the above conveyance, and also signed the name of Shelby State Bank, an Alabama 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 Alan K. Edmondson and wife, Kathy Edmondson, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 11th day of October, 1984.


Notary Public

BOOK 005 PAGE 289