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This instrument was prepared by: ✓ Joseph E. Walden

P.O. Box 1610

Alabaster, Alabama 35007

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS, heretofore, on, to-wit, April 16, 1982, Trumen Brewer, and wife, Linda C. Brewer, executed a certain mortgage on property hereinafter described, to Shelby State Bank, an Alabama Banking Corporation, which said mortgage is recorded in Mortgage Book 420, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the 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 property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for four consecutive weeks prior to said sale 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 same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser of said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Shelby State Bank, an Alabama Banking Corporation, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and 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 October 18th, 25th,

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and November 1, 1984; and

WHEREAS, on November 9, 1984 the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and Shelby State Bank, an Alabama Banking Corporation, did offer for sale and sell at public outcry in front of the Courthouse, in Shelby County, Alabama, the property herein, described; and

WHEREAS, Joseph E. Walden was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Shelby State Bank, an Alabama Banking Corporation, and whereas the said Shelby State Bank, an Alabama Banking Corporation, was the highest bidder and best bidder, in the amount of Twenty Four Thousand One Hundred and Seventy-two and 27/100 (\$24,172.27) Dollars on the indebtedness secured by said Mortgage, the said Shelby State Bank, an Alabama Banking Corporation, by and through Joseph E. Walden, as auctioneer conducting said sale, and as Attorney-in-fact for Shelby State Bank, an Alabama Banking Corporation, by and through Joseph E. Walden, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Shelby State Bank, an Alabama Banking Corporation, the following described property situated in Shelby County, Alabama.

Lot 25, Navajo Hills, 4th Sector, according to Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted. Situated in Shelby County.

TO HAVE AND TO HOLD, the above described property unto Shelby State Bank, An Alabama Banking Corporation, and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Shelby State Bank, an Alabama Banking Corporation, have caused this instrument to be executed by and through Joseph E. Walden, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and Joseph E. Walden 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 9th day of November, 1984.

Truman C. Brewer

Shelby State Bank,
an Alabama Banking Corporation

BY: Joseph E. Walden
AUCTIONEER AND ATTORNEY-IN-FACT

BY: Joseph E. Walden
AUCTIONEER AND ATTORNEY-IN-FACT

Linda C. Brewer

BY: Joseph E. Walden
AUCTIONEER AND ATTORNEY-IN-FACT

BY: Joseph E. Walden
AUCTIONEER CONDUCTING SALE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Joseph E. Walden, whose name as auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 the same for Shelby State Bank, an Alabama Banking Corporation, and as the act of said Shelby State Bank, an Alabama Banking Corporation, and as the actions of Truman Brewer and wife, Linda C. Brewer, Mortgagors, and in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of November, 1984.

Patsy S. Parker
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 11 AM 8:51
Foreclosure
Thomas A. Anderson, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>7.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>8.50</u>

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