

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, default was made in the payment of the indebtedness secured by that certain mortgage executed by Cross Creek, Ltd. to SouthTrust Bank of Alabama, National Association (formerly Birmingham Trust National Bank), a national banking association, recorded in Mortgage Book 401, Page 949 of the records in the Office of the Judge of Probate of Shelby County, Alabama, so that by the terms of said mortgage, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgage, said SouthTrust Bank of Alabama, National Association caused to be published in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, a notice setting forth that it would on the 11th of March, 1985 at 12:00 o'clock noon, sell the real estate conveyed by said mortgage to the highest bidder for cash in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Shelby County, Alabama, which notice was published in the issues of said paper on February 14, 21 and 28, 1985; and

WHEREAS, said notices published in said paper further set forth that said real estate would first be offered in separate parcels and immediately thereafter en masse, and finally sold for (i) all the respective highest bids received for each parcel when said real estate was offered in separate parcels, or (ii) the highest bid received when said real estate was offered en masse, whichever was the greater amount;

WHEREAS, at said entrance of said Courthouse at 12:00 o'clock noon on the 11th day of March, 1985, said SouthTrust Bank of Alabama, National Association, did proceed to sell the real estate conveyed by said mortgage in strict compliance with the terms of the power of sale in said mortgage and pursuant to said notices, such that said real estate was

James J. Robinson, Esquire
 Thomas, Taliaferro, Forman,
 Burr & Murray
 1600 Bank for Savings Building
 Birmingham, Alabama 35203

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first offered for sale in separate parcels at which time said SouthTrust Bank of Alabama, National Association did bid for each separate parcel the amount hereinafter set forth opposite the description of such parcel, which were each the highest and best bids received from each such parcel when offered separately, and immediately thereafter said real estate was offered en masse at which time no bids were received, whereupon said real estate was sold to SouthTrust Bank of Alabama, National Association in the following separate parcels for the amounts set forth opposite the description of each such parcel:

<u>Description of Parcel</u>	<u>Bid/Purchase Price</u>
Lot 23, according to the map and survey of Willowcreek, Phase I, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama (lots in said map and survey are hereinafter described only by reference to the lot number).....	\$ 8,900.00
Lot 24.....	8,900.00
Lot 37.....	8,900.00
Lot 38.....	8,900.00
Lot 39.....	8,900.00
Lot 40.....	8,900.00
Lot 41.....	8,900.00
Lot 42.....	8,900.00
Lot 43.....	8,900.00
Lot 44.....	8,900.00
Lot 45.....	8,900.00
Lot 46.....	2,225.00
Lot 47.....	2,225.00
Lot 48.....	2,225.00
Lot 49.....	2,225.00
Lot 50.....	2,225.00
Lot 51.....	2,225.00
Lot 52.....	2,225.00
Lot 53.....	2,225.00
Lot 54.....	2,225.00
Lot 55.....	2,225.00
Lot 56.....	2,225.00
Lot 57.....	2,225.00
Lot 58.....	2,225.00
Lot 59.....	2,225.00
Lot 60.....	8,900.00
Lot 61.....	8,900.00
Lot 62.....	8,900.00
Lot 63.....	8,900.00
Lot 64.....	8,900.00
Lot 65.....	8,900.00
All that part of the SW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, lying South of County Road No. 64, situated in Shelby County, Alabama; <u>less</u> and <u>except</u> all real estate included in the map and survey of Willowcreek, Phase I, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama.....	\$290,362.50

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NOW, THEREFORE, in consideration of the premises and of the payment of said bids by crediting the same to the indebtedness secured by said mortgage and the expenses of foreclosure, said SouthTrust Bank of Alabama, National Association, as Mortgagee and on behalf of the Mortgagor, does grant, bargain, sell and convey unto SouthTrust Bank of Alabama, National Association all its right, title and interest in and to the following described parcels of land situated in Shelby County, Alabama, to-wit:

Lot Parcels: Lots 23, 24, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64 and 65, according to the map and survey of Willowcreek, Phase I, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama.

Acreage Parcel: All that part of the SW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, lying South of County Road No. 64, situated in Shelby County, Alabama; less and except from the foregoing described Acreage Parcel all real estate included in the map and survey of Willowcreek, Phase I, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama.

SUBJECT to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


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TO HAVE AND TO HOLD to the said SouthTrust Bank of Alabama, National Association, its successors and assigns forever.

IN WITNESS WHEREOF, the said SouthTrust Bank of Alabama, National Association has caused this conveyance to be executed by FRED C. CRUM, JR., its Senior Vice President, who is duly authorized thereunto, as Mortgagee and on behalf of the Mortgagor, Cross Creek, Ltd., this 11th day of March, 1985.

SOUTHTRUST BANK OF ALABAMA,
NATIONAL ASSOCIATION,
MORTGAGEE

BY: 

Its Senior Vice President

CROSS CREEK, LTD.,
MORTGAGOR

BY: SOUTHTRUST BANK OF ALABAMA,
NATIONAL ASSOCIATION

By: [Signature]
Its Senior Vice President.

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

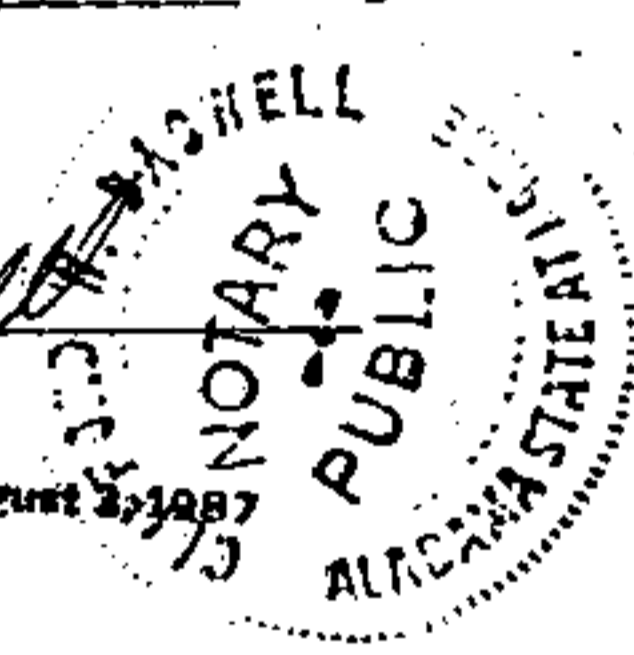
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fred C. Crum, Jr. whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this date that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal this 11th day of March, 1985.

[Signature]
Notary Public

My Commission Expires August 3, 1987



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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

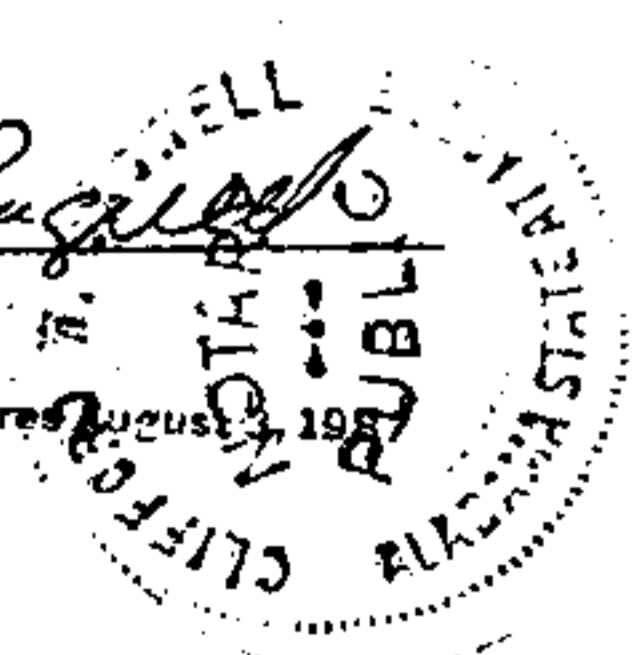
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fred C. Crum, Jr. whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, a national association, as Cross Creek, Ltd., Mortgagor, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association acting in its capacity as Cross Creek, Ltd., mortgagor, as aforesaid.

Given under my hand and official seal this 11th day of March, 1985.

[Signature]
Notary Public

My Commission Expires August 3, 1987



Grantor's Address:

Cross Creek, Ltd.
c/o Hatton Sanders,
Its General Partner
211 Odum Crest Lane
Birmingham, Alabama 35226

Grantee's Address:

SouthTrust Bank of Alabama,
National Association
P. O. Box 2554
Birmingham, Alabama 35290

This instrument was prepared by:

James J. Robinson, Esquire
1600 Bank of Savings Building
Birmingham, Alabama 35203
(205) 251-3000.

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

1985 MAR 15 AM 11:18
Forclosure
F. Robinson, Esquire, Jr.
JUDGE

RECORDING FEES

Recording Fee	\$ <u>12.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>13.50</u>