

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: July 18, 1979, G. J. Tolan, mortgagor, executed a certain mortgage to Citizens Bank & Trust Co., which said mortgage is recorded in Book 394, page 518, 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 AmSouth Bank, N.A. (successor to Citizens Bank & Trust Co.) 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 March 28, April 4 and 11, 25, 1985; and,

WHEREAS, on May 9, 1985, 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 AmSouth Bank, N.A. 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 Treetop Enterprises, Inc. in the amount of Twenty Thousand & no/100 (\$20,000.00) Dollars, which was offered to be credited to the indebtedness secured by said mortgage, and the said property was thereupon sold to Treetop Enterprises, Inc.; and,

2016-2-CLD

DALE, THOMPSON, JACKSON, ROSENBERG & WILLIAMS

AN ASSOCIATION OF ATTORNEYS

SECOND FLOOR, AMBROSSE BUILDING

82 FOURTH AVENUE, NORTH

NASHVILLE, TENNESSEE 37219

WHEREAS, Harry B. Maring 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.

NOW, THEREFORE, in consideration of the premises and the credit of Twenty Thousand & no/100 (\$20,000.00) Dollars, G. J. Tolan, mortgagor, by and through the said AmSouth Bank, N.A. (formerly Citizens Bank & Trust Co.), do grant, bargain, sell and convey unto the said Treetop Enterprises, Inc., the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 8, in Block A, according to Survey of Nickerson's Addition to Alabaster, as recorded in Map Book 3, page 61 and 69, in the Probate Office of Shelby County, Alabama. EXCEPT that portion sold to James Thompson in the SE corner described as follows: Begin at the SE corner of said Lot 8, in Block A, and run North along East line 90 feet; thence West 60 feet; thence South 90 feet; thence East 60 feet to point of beginning of said exception.

Part of Lot 9, in Block A, of Nickerson's Addition to Alabaster as recorded in Map Book 3, page 61 and 69, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Lot 9, thence North 87°45' East for 70.21 feet to the point of beginning; thence continue Northeasterly along stated course for 53.0 feet to a point on the Southwesterly right of way line of U. S. Highway No. 31 and a point on a curve to the right having a radius of 7739.44 feet; thence 140°26'24" left to the tangent of said curve and run Northwesterly along the arc of said curve for 25.06 feet; thence 39°44'44" left from tangent of said curve run South 87°45' West for 34.17 feet; thence 91°41' left and run South 03°56' East for 16.0 feet to point of beginning.

Situated in 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 Treetop Enterprises, Inc., 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 G. J. Tolan, by AmSouth Bank, N.A.,
by Harry B. Maring, as auctioneer conducting said sale, has caused
these presents to be executed on this, the 9th day of May, 1985.

G. J. Tolan, BY

AMSOUTH BANK, N.A. (successor to
Citizens Bank & Trust Co.)

By

HARRY B. MARING, As Auctioneer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said
County and State, hereby certify that Harry B. Maring, whose name as
auctioneer for AmSouth Bank, N.A. (successor to Citizens Bank & Trust
Co.), 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 9th day of May, 1985.

NOTARY PUBLIC



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

1985 JUN 11 PM 1:50

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Deed tax - 30.00
Rec. 7.50
Ad. 1.00
28.50