

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

X

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

X

That whereas, heretofore, on, to-wit, October 7, 1980, JOHN H. THOMPSON, III and wife, SHERRY K. THOMPSON, executed a certain mortgage on property hereinafter described to FIRST NATIONAL BANK OF CHILDERSBURG, predecessor for FIRST BANK OF CHILDERSBURG, which said mortgage is recorded in Mortgage Book 406, Page 917, 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 three 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 at 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Bank of Childersburg 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 Columbiana, Alabama, in its issues of August 29th, September 5th,

044-531
box

CONCERNED

and September 12, 1985; and

WHEREAS, on September 20th, 1985, 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 FIRST BANK OF CHILDERSBURG did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, JOEL C. WATSON was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Bank of Childersburg and whereas the said First Bank of Childersburg was the highest bidder and best bidder, in the amount of Fifty-One Thousand Five Hundred Twenty-Five and no/100 (\$51,525.00)

Dollars on the indebtedness secured by said Mortgage, the said First Bank of Childersburg, by and through Joel C. Watson, as auctioneer conducting said sale, and as Attorney-in-fact for First Bank of Childersburg and John H. Thompson, III and wife, Sherry K. Thompson, by and through Joel C. Watson, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto First Bank of Childersburg the following described property situated in Shelby County, Alabama.

Commence at the Northwest corner of the Survey of Vincent Industrial Park as recorded in Map Book 5, Page 37, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Vincent Industrial Park Survey a distance of 815.38 feet to its intersection with the centerline of County Road #85; thence turn an angle to the left of 100 degrees 20 minutes and run in a Northerly direction along the centerline of said County Road #85 a distance of 721.40 feet; thence turn an angle to the right of 105 degrees 05 minutes and run in an Easterly direction a distance of 227.0 feet to the point of beginning of property herein described; thence from last described course, turn an angle to the left of 90 degrees 00 minutes and run in a Northerly direction a distance of 152.00 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in an Easterly direction a distance of 169.65 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southerly direction a distance of 296.12 feet; thence turn an angle to the right of 78 degrees 00 minutes and run in a Westerly direction a distance of 62.98 feet; thence turn an angle to the right of 67 degrees 30 minutes and run in a Northwesterly direction a distance of 190.76 feet to the point of beginning. Said parcel contains 1.0 acres.

Situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD the above described property unto First Bank of Childersburg, its heirs 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, First Bank of Childersburg, and John H. Thompson, III and wife, Sherry K. Thompson, have caused this instrument to be executed by and through Joel C. Watson, as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Joel C. Watson, 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 20th day of September, 1985.

John H. Thompson, III

BY Joel C. Watson
Auctioneer and Attorney-in-fact

First Bank of Childersburg

BY Joel C. Watson
Auctioneer and Attorney-in-fact

Sherry K. Thompson

BY Joel C. Watson
Auctioneer and Attorney-in-fact

Joel C. Watson
Auctioneer conducting said sale

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel C. Watson, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of John H. Thompson, III and wife, Sherry K. Thompson, and also who signed the name of First Bank of Childersburg, 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 First Bank of Childersburg and as the act of First Bank of Childersburg and as the actions of John H. Thompson, III and wife, Sherry K. Thompson, mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 20th day of September, 1985.

RECORDING FEES

Mortgage Tax	\$ <u>—</u>
Deed Tax	<u>—</u>
Mineral Tax	<u>—</u>
Recording Fee	<u>750</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>850</u>

Judge R. Davis
Notary Public

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

1985 OCT 10 AM 10:12

Thomas A. Shandor, Jr.
MAGE OF PROCEATE