

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

This indenture made and entered into by and between Gordon Trammell and wife, Angela Diane Trammell, Parties of the First Part, and First Alabama Bank (formerly First Alabama Bank of Birmingham), a state banking corporation, Party of the Second Part;

W I T N E S S E T H:

That, WHEREAS, said Parties of the First Part did under dates of February 25, 1983 and July 3, 1981, execute mortgages to First Alabama Bank of Birmingham, on the hereinafter described property, which mortgages are duly recorded in the Office of the Judge of Probate of Shelby, Alabama, in Book 431, page 156 and in Book 414, page 358, respectively, Record of Mortgages, and

WHEREAS, by the terms of said mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon the said Party of the Second Part was authorized and empowered after giving notice of the time, place and terms of sale once a week for three consecutive weeks in some newspaper published in Columbiana, Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash and from the Courthouse door in Columbiana, Shelby County Alabama, at which sale the said Party of the Second Part was authorized to bid and, if the highest bidder therefor, to become the purchaser of said property, and;

WHEREAS, such default was made in the payment of the indebtedness secured by said mortgages, which default has continued to this day, and;

WHEREAS, said property was advertised and sold in all respects as provided by the terms of said mortgages on the 21st day of October, 1985, in front of the main entrance of the Shelby County Courthouse, Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, at which sale First Alabama Bank did become the purchaser of said property at and for the sum of One Hundred Twenty-Two Thousand Five Hundred Fourteen and 17/100 (\$122,514.17) Dollars, subject to the first mortgage of City Federal Savings and Loan Association recorded in Mortgage Book 371, page

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422, Probate Office of Shelby County, Alabama, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Twenty-Two Thousand Five Hundred Fourteen and 17/100 (\$122,514.17) Dollars paid to the Parties of the First Part by First Alabama Bank, the said Parties of the First Part, Gordon Trammell and wife, Angela Diane Trammell, have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto First Alabama Bank, the following described real estate, situated in Shelby County, Alabama, to-wit:

Estate 26, according to the Map and Survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, page 78, in the Probate Office of Shelby County, Alabama.

Subject to the first mortgage of City Federal Savings and Loan Association, recorded in Mortgage Book 371, page 422, Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD the above described property unto the said First Alabama Bank, its successors and assigns forever, as fully and completely in all respects as the said Parties of the First Part could convey the same.

IN WITNESS WHEREOF, the said Parties of the First Part have caused these presents to be executed by and through First Alabama Bank (formerly First Alabama Bank of Birmingham), and by and through the undersigned auctioneer, both duly authorized on this the 22d day of October, 1985.

BY: GORDON TRAMMELL AND WIFE, ANGELA
DIANE TRAMMELL
BY: FIRST ALABAMA BANK

BY: 

Its

AND BY: 

Richard P. Carmody, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stanley Tucker whose name as Vice President of First Alabama Bank, a state banking corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 22nd day of October, 1985.

Leon Reynolds
NOTARY PUBLIC
My Commission Expires 6/8/86



STATE OF ALABAMA)

JEFFERSON COUNTY)

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard P. Carmody, whose name as Auctioneer of First Alabama Bank, mortgagee, 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 the conveyance, he, as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of October, 1985.

Leon Reynolds
NOTARY PUBLIC
My Commission Expires 6/8/86



This Instrument Was Prepared By:

Richard P. Carmody
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203
205/250-5000

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

1985 OCT 23 AM 9:24
Forclosure
Thomas A. Brantley, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee \$ 7.50
Index Fee 1.00
TOTAL \$ 8.50