

1640

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, whereas, heretofore, on, to-wit: June 9, 1977, and on February 16, 1980, Kent Lowery Construction Company, Inc., did execute certain mortgages on the property hereinafter described to Chilton County Bank, which said mortgages were subsequently assigned to Birmingham Trust National Bank whose successor in interest is SouthTrust Bank of Alabama, N.A., which said mortgages are recorded in Mortgage Book 366 at Page 319 and in Mortgage Book 401 at Page 73, respectively, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgages the mortgagee was authorized and empowered in case of default in the payment of the indebtednesses 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 the 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 mortgages provided that in case of sale under the power and authority contained in the same, the mortgagee or any person conducting said sale for said mortgagee was authorized to execute title to the purchaser at said sale; that it was further provided in and by said mortgages that the mortgagee may bid at said sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtednesses secured by said mortgages, and the said SouthTrust Bank of Alabama, N.A., did declare all of the indebtednesses secured by said mortgages due and payable and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 5, 1985, December 12, 1985, and December 19, 1985; and

WHEREAS, on December 20, 1985, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of

John Hollis Jackson, Jr.
Box - 1818
Clanton, Ala.

BOOK 185-233

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sale, said foreclosure was duly and properly conducted, and SouthTrust Bank of Alabama, N.A., did offer for sale and sell at public outcry in front of the Courthouse door in Chilton County, Alabama, the property hereinafter described; and

WHEREAS, John Hollis Jackson, Jr., was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for SouthTrust Bank of Alabama, N.A.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgages was the bid of SouthTrust Bank of Alabama, N.A., in the amount of Seventeen Thousand Six Hundred and no/100 (\$17,600.00) Dollars, which sum of money SouthTrust Bank of Alabama, N.A. offered to credit on the indebtednesses secured by said mortgages and the expenses of the said sale and said property was thereon sold to SouthTrust Bank of Alabama, N.A.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Seventeen Thousand Six Hundred and no/100 (\$17,600.00) Dollars on the indebtednesses secured by aforescribed mortgages and the expenses of said sale, SouthTrust Bank of Alabama, N.A., by and through John Hollis Jackson, Jr., as auctioneer conducting said sale and as attorney-in-fact for SouthTrust Bank of Alabama, N.A., and the said John Hollis Jackson, Jr., as the auctioneer conducting said sale does hereby grant, bargain, sell and convey unto SouthTrust Bank of Alabama, N.A. the following described property situated in Shelby County, Alabama, to-wit:

Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, of the Farris Subdivision, as per map or plat of said subdivision as recorded in Map Book 3 page 126 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SouthTrust Bank of Alabama, N.A., 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, SouthTrust Bank of Alabama, N.A., has caused this instrument to be executed by and through John Hollis Jackson, Jr., as auctioneer conducting said sale, and as attorney-in-fact and John Hollis Jackson, Jr., as auctioneer conducting said sale has hereunto set his hand

and seal on this the 20th day of December, 1985.

SOUTHTRUST BANK OF ALABAMA, N.A., formerly doing business as Birmingham Trust National Bank

BY: *John Hollis Jackson, Jr.*
John Hollis Jackson, Jr., as auctioneer and attorney-in-fact

BY: *John Hollis Jackson, Jr.*
John Hollis Jackson, Jr. as auctioneer conducting said sale

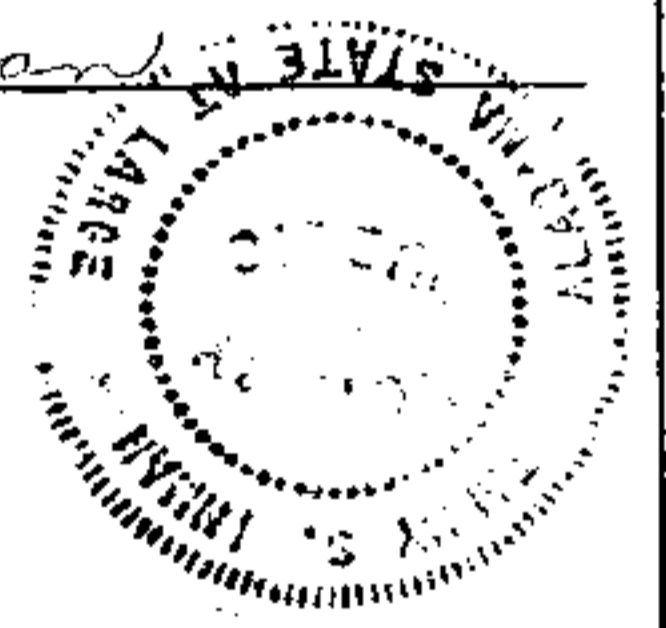
STATE OF ALABAMA

CHILTON COUNTY

I, Tammy S. Inman, a Notary Public in and for the State of Alabama at Large do hereby certify that John Hollis Jackson, Jr., whose name as auctioneer and attorney-in-fact for SouthTrust Bank of Alabama, N.A. formerly doing business as Birmingham Trust National Bank, 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, and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 20th day of December, 1985.

Tammy S. Inman
Notary Public



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

1985 DEC 31 AM 8 36

Thomas A. ...
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>750</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>850</u>

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