

2/87

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by James L. Naish and wife, Joyce B. Naish to First National Bank of Columbiana, and recorded in Mortgage Book 678, Page 377, in the Probate Records of Chilton County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days notice by publication once a week for three consecutive weeks, of the time, place and terms of said sale in a newspaper published in Chilton County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, First National Bank of Columbiana did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the laws of the State of Alabama, in the Chilton County News in the issues of said paper published in Chilton County, Alabama, on December 26, 1985; January 2, 1986; and January 9, 1986; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Chilton County, Alabama, at Clanton, Alabama, during the legal hours of sale on the 11th day of

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F.N.B.C.

January, 1986, and at said sale, said real estate was purchased by First National Bank of Columbiana for the sum of \$96,132.26, which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$96,132.26 by crediting the same upon the mortgaged indebtedness secured by said mortgage, said J. D. Wyatt as Auctioneer, does hereby grant, bargain, sell and convey unto to the said First National Bank of Columbiana, the following described real estate lying and situated in Chilton County, Alabama, to-wit:

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A part of Lot 6, as shown by map thereof by B. E. Reed, Surveyor, filed July 17, 1973 in Map Book 4, page 51 and more particularly described as follows: Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 14, Township 23 North, Range 13 East, thence run South along the East line of said NE 1/4 of NE 1/4, 488 feet to the South right of way line of the Oak Hill Paved Hill, thence run in a westerly direction along said South right of way line 763 feet to point of beginning. From point of beginning thus established run South and parallel with East line of said 40, 340 feet to a point, thence run in a westerly direction parallel with said South right of way line 320 feet to a point, thence run North 340 feet to said South right of way line, thence run in an easterly direction along said South right of way line 320 feet to the point of beginning.
Situating in Chilton County, Alabama.

TO HAVE AND TO HOLD the above described premises unto the said First National Bank of Columbiana, and their heirs and assigns, forever.

IN WITNESS WHEREOF, said First National Bank of Columbiana acting by and through J. D. Wyatt, Auctioneer, and William T. Harrison, Attorney in Fact, have hereunto set their hands and seals on this the 24th day of January, 1986.

BY:

J. D. Wyatt
Auctioneer

BY:

William T. Harrison
Attorney in Fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William T. Harrison, who is known to me, and whose name as Attorney in Fact and Auctioneer 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 Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th, day of January, 1986.

Betty Norton
Notary Public



My Commission Expires March 30, 1988 ,

RECORDING FEES

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

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

1986 JAN 30 AM 11:04

Thomas A. Henderson, Jr.
JUDGE OF PROBATE