

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, Alabama 35051

1660

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about November 21, 1983 TERRY R. GRIZZARD and wife, CATHY G. GRIZZARD, as Mortgagors, executed that certain mortgage conveying the real property hereinafter described to CENTRAL STATE BANK, Calera, Alabama, a banking corporation, as Mortgagee, which said mortgage was recorded on December 29, 1983 at 5:47 P.M. in Mortgage Book 441, at Pages 318-320, in the Office of the Judge of Probate of Shelby County, Alabama, which mortgage was supplemented by their mortgage dated December 18, 1984 and recorded on December 27, 1984 in Real Volume 012, at Pages 589-591, in said Probate Records, conveying the same real property, and which mortgages are hereinafter referred to collectively as "said mortgages"; and,

WHEREAS, said mortgages and the indebtedness secured thereby are and were as of the date upon which this foreclosure proceeding was instituted, and are and were as of the date upon which the foreclosure deed was executed and delivered, the sole property of said Mortgagee; and,

WHEREAS, in and by said mortgages said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell all or any part of the real property conveyed by said mortgages in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place and terms of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 said mortgages the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and such default continuing, even though said Mortgagee gave prior written notice to said Mortgagors that such default would result in foreclosure of said mortgages; and,

WHEREAS, said Mortgagee did give due and proper notice of the foreclosure of said mortgages against all of the real property conveyed

Return to: Wade Morton
Page 1 of 4

thereby, as is hereinafter described, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 6, 13 and 20, 1986; and,

WHEREAS, on the 28th day of March, 1986 at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, all of the real property conveyed by said mortgages, as is hereinafter described, and against which said Mortgagee held a first lien; and,

WHEREAS, the undersigned, Wade H. Morton, Jr., was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Central State Bank; and,

WHEREAS, the last, highest and best bid for said real property described in said mortgage was the bid of Central State Bank in the amount of SIXTY THOUSAND DOLLARS and NO/100 - - - (\$60,000.00) Dollars, which sum of money Central State Bank offered as a credit toward only part of the total indebtedness secured by said mortgages, and said real property was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises, and a credit in the amount of SIXTY THOUSAND DOLLARS and NO/100 - - - - (\$60,000.00) Dollars toward part of the indebtedness secured by said mortgages CENTRAL STATE BANK, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank, TERRY R. GRIZZARD and CATHY G. GRIZZARD, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, a banking corporation, the following described real property situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

The East half of the SW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT the following described portion thereof; begin at the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 252 feet; thence deflect left 66 deg. 00' for 246 feet; thence run East, and parallel to the North $\frac{1}{4}$ - $\frac{1}{4}$ line to the East $\frac{1}{4}$ - $\frac{1}{4}$ line; thence run North along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 352 feet, more or less, to the

Northeast corner of said ¼-¼ Section; thence run West along the North line of said ¼-¼ Section 1318 feet to the point of beginning.

TO HAVE HAVE AND TO HOLD the above described real estate unto the said Central State Bank, Calera, Alabama, a banking corporation, together with the hereditaments and appurtenances thereto belonging; subject, however, to: (1) The statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama; (2) all conditions, easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama; and, (3) ad valorem taxes for 1986 and subsequent years.

IN WITNESS WHEREOF, the said Central State Bank, Terry R. Grizzard and wife, Cathy G. Grizzard, have caused this instrument to be executed by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., 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 28th day of March, 1986.

TERRY R. GRIZZARD and CATHY G. GRIZZARD

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

CENTRAL STATE BANK, Calera,
Alabama, a banking corporation

BY: Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

Wade H. Morton, Jr. (SEAL)
Wade H. Morton, Jr., as
Auctioneer Conducting said Sale

BOOK PAGE 840

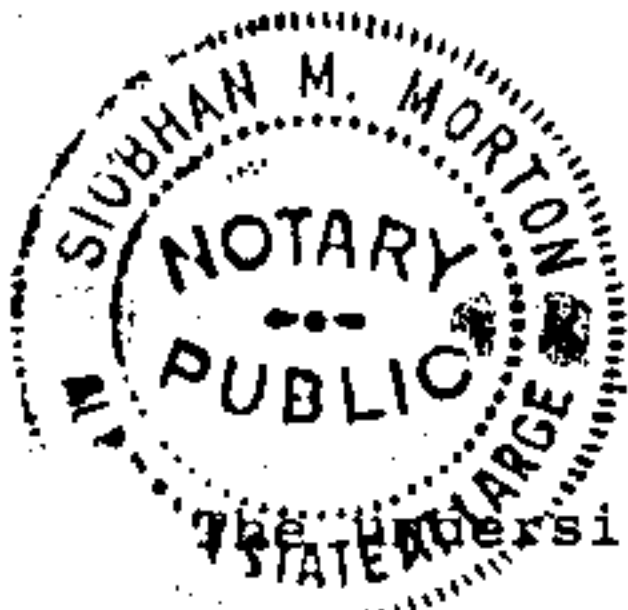
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Terry R. Grizzard and Cathy G. Grizzard to the above conveyance, and also signed the name of Central State Bank, Calera, Alabama, a banking corporation 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 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 the said Mortgagee, with full authority, for and as the act of said corporation, and as the actions of the said Terry R. Grizzard and wife, Cathy G. Grizzard, Mortgagors, in the mortgage referred to in the

foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 28th day of March, 1986.



Siobhan M. Morton
Notary Public

My Commission Expires August 4, 1987

CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking corporation, does hereby certify that Wade H. Morton, Jr., who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Central State Bank, Calera, Alabama, to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 28th day of March, 1986.

CENTRAL STATE BANK

BY: [Signature]
Its Vice President

BOOK 065 PAGE 841

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAR 28 PM 2:00
[Signature]
JUDGE CLERK

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		10.00
4. Indexing Fee		1.00
TOTAL		11.00