

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: July 10, 1981, Sylvester Bender and wife Mary Bender, Mortgagors, executed a certain mortgage to First Bank of Alabaster, said mortgage being recorded in Real Volume 414, Page 291, which said document was corrected and refiled for record in Real Volume 418, Page 986, in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama, in its issues of March 6, 13 and 20, 1986 which sale was continued by notices in its issues of April 10, 1986 and May 1, 1986.

WHEREAS, on May 9, 1986, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, as mortgagee, did offer for sale and sell at public outcry, in front of the Main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, in the amount of Two Thousand and 00/100 Dollars (\$2,000.00), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Bank of Alabama, National Association; as agent for First Bank of Alabaster, and

WHEREAS, Alan D. Levine conducted said sale on behalf of the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Two Thousand and 00/100 Dollars (2,000.00), Sylvester Bender and wife, Mary Bender, Mortgagors, by and through the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, do grant, bargain, sell and convey unto the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, the following described real property situated in Shelby County, Alabama to-wit:

A lot in the N 1/2 of NE 1/4 of SW 1/4 of Section 17, Township 22 South, Range 3 West, described as follows: Beginning at the SW corner of the said N 1/2 of NE 1/4 of SW 1/4 of Section 17, Township 22 South, Range 3 West and run East to the right of way of the Montevallo-Dogwood public road a distance of 95 feet, more or less; thence in a Northerly direction along West right of way line of said road a distance of 235 feet; thence in a Westerly direction a distance of 198 feet; thence in a Southerly direction a distance of 361 feet to point of beginning. Excepting highway right of way. Situated in Shelby County, Alabama.

Levine & Levine
433 Franklin Blvd.
Birmingham, Ala.

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TO HAVE AND TO HOLD, the above described property unto the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, 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, the said Sylvester Bender and wife, Mary Bender, Mortgagors, by the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, as mortgagee, by Alan D. Levine, as auctioneer conducting said sale caused these presents to be executed on this the 9th day of May, 1986.

SYLVESTER BENDER,
and wife, MARY BENDER
MORTGAGORS

By: SOUTHTRUST BANK OF ALABAMA
NATIONAL ASSOCIATION, as agent
for FIRST BANK OF ALABASTER
AS MORTGAGEE

By: *Alan D. Levine*
ALAN D. LEVINE
as Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan D. Levine whose name as auctioneer for the said SouthTrust Bank of Alabama, National Association, as agent for First Bank of Alabaster, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 9th day of May, 1986.

Yammy J. Pearson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-87

THIS INSTRUMENT WAS PREPARED BY:

Levine & Levine
433 Frank Nelson Building
Birmingham, Alabama 35203

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

1986 MAY -9 PM 3:07

Foreclosure
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00