

This instrument prepared by:
 Jerry E. Held
 SIROTE, PERMUTT, FRIEND, FRIEDMAN,
 HELD & APOLINSKY, P.C.
 2222 Arlington Avenue South
 Birmingham, Alabama 35205

Send Tax Notice to:

Shelby State Bank

Attention: Anthony Holmes

P. O. Box 216

Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 19th day of

August, 19 81, Joe W. Shirley and wife, Mary J. Shirley,

executed a certain mortgage on real

property hereinafter described to Citicorp Person-To-Person

Financial Center, Inc., which said mortgage

was recorded in the Office of the Judge of Probate of

Shelby County, Alabama, in Book 414,

Page 946; and which said mortgage was subsequently transferred and

assigned to N/A by

instrument recorded in the aforesaid Probate Office in

Page; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana,

County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Citicorp Person-To-Person

Financial Center, Inc. did declare all of the indebtedness

secured by said mortgage subject to foreclosure as therein provided and

did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 15, 22, 29, 1986; and

WHEREAS, on June 17, 1986, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Citicorp Person-To-Person Financial Center, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Nancy W. Harrelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Citicorp Person-To-Person Financial Center, Inc.; and

WHEREAS, Shelby State Bank was the highest bidder and best bidder in the amount of Fourteen thousand, three hundred, sixty and 76/100 Dollars (\$ 14,360.76) on the indebtedness secured by said mortgage, the said Citicorp Person-To-Person Financial Center, Inc. by and through Nancy W. Harrelson as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Citicorp Person-To-Person Financial Center, Inc. does hereby grant, bargain, sell and convey unto Shelby State Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama:

Lot 13, according to the Map of Deer Springs Estates, as recorded in Map Book 5, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Shelby State Bank, its/
his successors/heirs and assigns forever; subject, however, to the
statutory rights of redemption from said foreclosure sale on the
part of those entitled to redeem as provided by the laws in the
State of Alabama.

IN WITNESS WHEREOF, Citicorp Person-To-Person
Financial Center, Inc., Mortgagee, has/have caused this
instrument to be executed by and through Nancy W. Harrelson
as auctioneer conducting said sale and as attorney-in-fact for
said Mortgagee, and said Nancy W. Harrelson, as said
auctioneer and attorney-in-fact for said Mortgagee, has hereto
set his/her hand and seal on this the 17th day of June,
19 86.

CITICORP PERSON-TO-PERSON FINANCIAL CENTER, INC.
(MORTGAGEE)

By: Nancy W. Harrelson
Auctioneer and Attorney-In-Fact
Nancy W. Harrelson
Nancy W. Harrelson
Auctioneer Conducting Said Sale
Nancy W. Harrelson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Nancy W. Harrelson
whose name as auctioneer and attorney-in-fact for Citicorp
Person-To-Person Financial Center, Inc. Mortgagee, is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this date, that being informed of the contents of the con-
veyance, he/she, as such auctioneer and attorney-in-fact and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
on this the 17th day of June, 19 86.

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

Notary Public

My Commission Expires July 7, 1987

JEH:Mshc
1986 JUN 17 PM 1:10
Foreclosure
JUDGE OF PROBATE

RECORDING FEES
Recording Fee \$ 7.50
Index Fee 1.00

\$ 8.50