

This document was prepared by:

John E. Medaris, Esq.
P. O. Box 766
Alabaster, AL 35007

FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY)
COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 11, 1981,

W. A. Tatum and Donna L. Tatum,

mortgagors, executed a certain mortgage to First American Bank
of Pelham f/d/b/a First American Bank, which said mortgage is

recorded in Volume 412, Record of Mortgages, at Page 748-749, 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 First American Bank of Pelham
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
publication in the Shelby County Reporter, a newspaper of
general circulation in Shelby County, ~~Alabama~~ TXZXZXZXZXZXZX
ZXZXZXZXZXZXZXZX Alabama, in its issues of July 10, 17 & 24, 1986

; and,

WHEREAS, on August 6, 1986, the day on which the foreclosure sale
was due to be held under the terms of said notice, during the legal hours of
sale, said foreclosure was duly and properly conducted and the said
First American Bank of Pelham 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 _____
First American Bank of Pelham, in the amount
of Nineteen Thousand Nine Hundred Eighty-Eight and 74/100 (\$19,988.74)
dollars, (and the recording fees herein) which sum was offered to be credited to the indebtedness secured

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✓ Mitchell, Green & Piro
Medaris

by said mortgage, and said property was thereupon sold to _____

First American Bank of Pelham _____; and,

WHEREAS, John E. Medaris, Attorney at Law acted as
auctioneer as provided in said mortgage and conducted the said sale; and,

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

Now, THEREFORE, in consideration of the premises and the credit of
Nineteen Thousand Nine Hundred Eighty-Eight and 74/100 (\$19,988.74)
dollars, and the recording fees herein W. A. and Donna L. Tatum,
mortgagors, by and through the said John E. Medaris, Attorney at Law
_____, do grant, bargain, sell and convey unto
the said First American Bank of Pelham _____,

the following described real property, situated in Shelby County,
Alabama, to-wit: SEE ATTACHED LEGAL DESCRIPTION IDENTIFIED AS
"ATTACHMENT EXHIBIT 'A'," for a complete description of the
subject property

TO HAVE AND TO HOLD the above-described property unto the said
First American Bank of Pelham _____,

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 First American Bank of Pelham _____

_____ by
John E. Medaris _____,

by John E. Medaris _____, as auctioneer conducting said sale,
has caused these presents to be executed on this the 7th day of
August _____, ~~19XXXX~~ 1986.

BY: John E. Medaris
JOHN E. MEDARIS as auctioneer

STATE OF ALABAMA)

SHELBY)

COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that John E. Medaris, whose name as auctioneer for First American Bank of Pelham, 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 the same bears date.

GIVEN UNDER my hand and official seal this 7th day of August, 1986

NOTARY
PUBLIC

Catherine L. Creamer
NOTARY PUBLIC

My Commission Expires September 29, 1989

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BEGIN AT THE SOUTHEAST CORNER OF THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION 351.00 FEET, MORE OR LESS, TO INTERSECTION WITH THE EAST BOUNDARY OF OAK STREET AS SHOWN BY MAP OF ALDMONT, SAID INTERSECTION BEING THE POINT OF BEGINNING: THENCE IN A NORTHERLY DIRECTION ALONG SAID EAST BOUNDARY OF OAK STREET 425.00 FEET TO INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 12 AS SHOWN BY SAID MAP OF ALDMONT; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF SAID LOT 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF LOTS #11 & 12 & A PART OF LOT # 10 ACCORDING TO SAID MAP OF ALDMONT 145.00 FEET; THENCE TURN 126 DEGREES AND 30 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION 370.00 FEET; THEN TURN 96 DEGREES AND 45 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION 264.00 FEET; THENCE TURN 91 DEGREES AND 15 MINUTES TO THE LEFT IN A SOUTHEASTERLY DIRECTION 45 FEET, MORE OR LESS, TO INTERSECTION WITH THE WEST BANK OF KINGS CREEK; THENCE IN A SOUTHERLY AND SOUTHEREASTERLY DIRECTION ALONG SAID WEST BANK 225 FEET, MORE OR LESS, TO INTERSECTION WITH THE WEST BOUNDARY OF THE HATTIE B. HARRISON PROPERTY; THENCE IN A SOUTHERWesterly DIRECTION ALONG SAID WEST BOUNDARY OF THE HATTIE B. HARRISON PROPERTY 500.00 FEET, MORE OR LESS, TO INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY BOUNDARY OF THE MONTEVALLO- TUSCALOOSA ROAD; THENCE TURN 92 DEGREES AND 30 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION ALONG SAID NORTHEAST RIGHT-OF-WAY BOUNDARY 186 FEET TO INTERSECTION WITH SAID EAST BOUNDARY OF OAK STREET; THENCE TURN 42 DEGREES AND 30 MINUTES TO THE RIGHT IN A NORTHERLY DIRECTION ALONG SAID EAST BOUNDARY OF OAK STREET 208.00 FEET; THENCE TURN 90 DEGREES AND 00 MINUTES TO THE RIGHT IN AN EASTERLY DIRECTION 80.00 FEET; THENCE TURN 90 DEGREES AND 00 MINUTES TO THE LEFT IN A NORTHERLY DIRECTION 68.00 FEET; THENCE TURN 90 DEGREES AND 00 MINUTES TO THE LEFT IN A WESTERLY DIRECTION 80.00 FEET TO INTERSECTION WITH THE EAST BOUNDARY OF SAID OAK STREET; THENCE IN A NORTHERLY DIRECTION ALONG SAID EAST BOUNDARY OF OAK STREET 100.00 FEET TO THE POINT OF BEGINNING.

(X) W.A. Tatum
W.A. TATUM

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

1986 AUG 12 AM 10:47

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

Enclosure

10.00

1.00

11.00