

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: That Curtis Wayne Payne and spouse Alice Claire Payne, did, on to-wit, March 30, 1978, execute a mortgage to The First Bank of Alabaster (see note at ***), which mortgage is recorded in Mortgage Record 376, Page 368, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, ~~and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by~~ ~~by document recorded in Mortgage Book~~ ~~in the Office of the Probate Judge of~~ ~~County, Alabama, and~~ and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said SouthTrust Bank of Alabama, National Association did declare all of the indebtedness secured by said mortgage due and payable 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of September 4, 11 and 18 and October 2, 1986; and

WHEREAS, on October 8, 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 SouthTrust Bank of Alabama, National Association, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said SouthTrust Bank of Alabama, National Association, in the amount of Twenty Four Thousand, Seven Hundred and Seven & 28/100 DOLLARS (\$24,707.28), which sum the said SouthTrust Bank of Alabama, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Bank of Alabama, National Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Twenty Four Thousand, Seven Hundred and Seven & 28/100 DOLLARS (\$24,707.28), on the indebtedness secured by said mortgage, the said Curtis Wayne Payne and spouse, Alice Claire Payne, acting by and through the said SouthTrust Bank of Alabama, National Association by Gail L. Mills, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said SouthTrust Bank of Alabama, National Association, by Gail L. Mills, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Gail L. Mills, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SouthTrust Bank of Alabama, National Association, the following described real estate situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

A portion of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West and run Southerly along the East side of the said quarter-quarter for 284.93 feet more or less to the North right of way of Shelby County Road No. 26, then turn an angle of 91 degrees 45 minutes to the right and run Westerly for 239.32 feet to a point on the North right of way of said County road, then turn an angle of 88 degrees 15 minutes to the right and run Northerly for 282.25 feet, more or less to a point on the North side of the said quarter-quarter, thence turn an angle of 91 degrees .08 minutes to the right and run 239.35 feet along the North side of the said quarter-quarter back to the point of beginning. The above described parcel contains 1.56 acres. Situated in Shelby County, Alabama.

*** By virtue of name change, "The First Bank of Alabaster" is now "SouthTrust Bank of Alabama, National Association" and is also sometimes known as "SouthTrust Bank of Alabaster"

TO HAVE AND TO HOLD THE above described property unto SouthTrust Bank
of Alabama, National Association

forever; subject, however, to the statutory rights 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 SouthTrust Bank of Alabama, National Association
has caused this instrument to be executed by Gail L. Mills, as auctioneer and the
person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said
Gail L. Mills has executed this instrument in his/her capacity as such
auctioneer on this the 8th day of October, 1986.

** Curtis Wayne Payne and spouse,
Alice Claire Payne Mortgagors

By SouthTrust Bank of Alabama, National Association
Mortgagee or Transferee of Mortgagee

By Gail L. Mills
as Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

** SouthTrust Bank of Alabama, National Association
Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA)
)
SHELBY COUNTY)

I, Nathalie S. Gould, a Notary Public in and for said State and County,
hereby certify that Gail L. Mills, whose name as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of Mortgagee, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the
day the same bears date.

Given under my hand and official seal this the 8th day of October, 1986.

Nathalie S. Gould
Notary Public

MY COMMISSION EXPIRES
AUGUST 30, 1988

My Commission expires

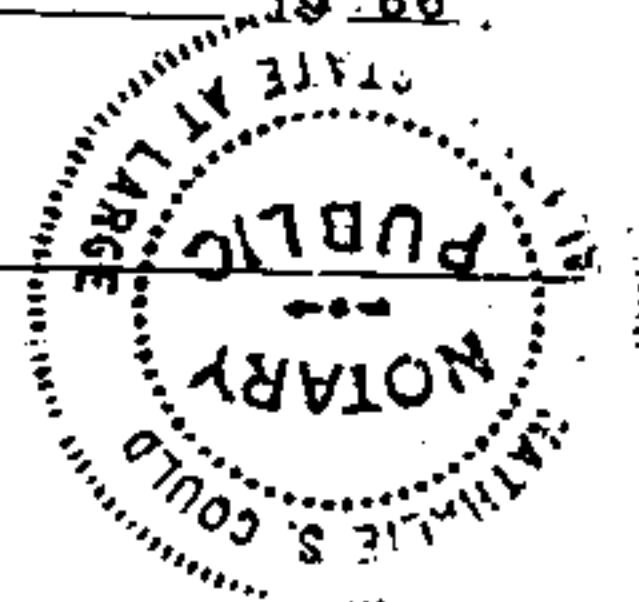
THIS INSTRUMENT WAS PREPARED BY:
Name William W. Brooke
Address 3000 SouthTrust Tower
Birmingham, Alabama 35203

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

1986 OCT -8 PM 1:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00



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