

SENT TAX NOTICE TO:

(Name) Central State Bank(Address) Post Office Box 180Calera, Alabama 35040

This instrument prepared by Wade H. Morton, Jr., Attorney at Law, Post Office Box 1227, Columbiana, Alabama 35051-1227.

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about February 15, 1986 CLARENCE D. KNIGHT a/k/a CLARENCE KNIGHT and wife, JOYCE KNIGHT, as Mortgagors, executed that certain mortgage conveying the real estate hereinafter described to CENTRAL STATE BANK, Calera, Alabama, a banking corporation, as Mortgagee, which said mortgage was recorded on February 20, 1986 in Real Book 061, at Pages 416-418, in the Office of the Judge of Probate of Shelby County County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), and which said mortgage specifically secures all indebtedness evidenced by that certain promissory note executed by Clarence D. Knight a/k/a Clarence Knight and Joyce Knight on February 15, 1986, and which said mortgage also secures all indebtedness evidenced by that certain promissory note dated December 28, 1985 executed by Clarence D. Knight a/k/a Clarence Knight and Joyce Knight; and,

WHEREAS, said mortgage and the aforesaid indebtedness specifically secured by the said mortgage and the aforesaid other indebtedness also secured by the said mortgage were, as of the date upon which this foreclosure proceeding was instituted, and are, 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 mortgage 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 estate conveyed by said mortgage 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 mortgage provided that in case of sale under the power and authority contained in said mortgage 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,

✓ Return to: Wade Morton

BOOK 101 PAGE 781

WHEREAS, default was made in the payment of the indebtednesses secured by said mortgage, and such default continuing, the said Mortgagee did give due and proper notice of the foreclosure of said mortgage against all of the real estate conveyed 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 October 3, November 6 and 13, 1986; and,

WHEREAS, on the 21st day of November, 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 estate conveyed by said mortgage, as is hereinafter described, and against which said Mortgagee held 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 estate described in said mortgage was the bid of Central State Bank, a banking corporation in the amount of Twenty Three Thousand Sixty Three and 87/100 (\$23,063.87) Dollars, which sum of money Central State Bank offered as a credit toward all of the indebtednesses secured by said mortgage, 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 Twenty Three Thousand Sixty Three and 87/100 (\$23,063.87) toward all of the indebtednesses secured by said mortgage CENTRAL STATE BANK, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank, CLARENCE D. KNIGHT a/k/a CLARENCE KNIGHT and JOYCE KNIGHT, 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 corp., the following described real property situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

PARCEL ONE: A part of Fraction SE¹/₄ of Section 20, Township 22, Range 2 West, described as follows: Beginning in the center of the right-of-way of the Southern Railroad where a branch formerly known as the Crim Spring Branch crosses said Railroad near the South line of said subdivision of said Section; thence East along the center of said railroad, 630 feet to where a

certain private road crosses said railroad; thence run North 26 deg. 45 min. West 589.01 feet along said road for a point of beginning; thence run South 23 deg. 45 min. East 107.5 feet; thence South 63 deg. West 421 feet to said branch or creek; thence up said creek or branch North 27 deg. West 30 feet; North 69 deg. West 40 feet; North 14 deg. West 47 feet; North 27 deg. East 108 feet; North 16 deg. West 38 feet; North 39 deg. West 104 feet; thence leaving said branch and run North 67 deg. 15 min. East 197 feet; South 17 deg. East 201 feet; thence North 62 deg. 50 min. East 205 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

PARCEL TWO: A tract or parcel of land described as beginning at the Northeast corner at an iron stob of the lot formerly known as the T. G. Sanders lot, and run thence Northerly along the West margin of a road leading Northerly from Highway No. 25, 50 feet to an iron stake which marks the Southeast corner of a lot conveyed to C. H. Trucks; thence Westerly along the South boundary of the C. H. Trucks lot 202 feet to an iron stake; thence Southerly 50 feet to an iron stake; thence Easterly to point of beginning, being a part of the East half of Fractional SE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West. Situated in Shelby County, Alabama.

TO 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 encumbrances, limitations, easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama; (3) all minerals and mining rights as to Parcel One not owned by Mortgagors; and, (4) ad valorem taxes for 1986 and subsequent years.

IN WITNESS WHEREOF, the said Central State Bank, Clarence D. Knight a/k/a Clarence Knight and wife, Joyce Knight, 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 21st day of November, 1986.

CLARENCE D. KNIGHT a/k/a CLARENCE
KNIGHT and JOYCE KNIGHT

BY:

Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

(SEAL)

CENTRAL STATE BANK, Calera,
Alabama, a Banking corporation

BY:

Wade H. Morton, Jr., as
Auctioneer and
Attorney-in-Fact

(SEAL)

Wade H. Morton, Jr., as
Auctioneer Conducting said sale

(SEAL)

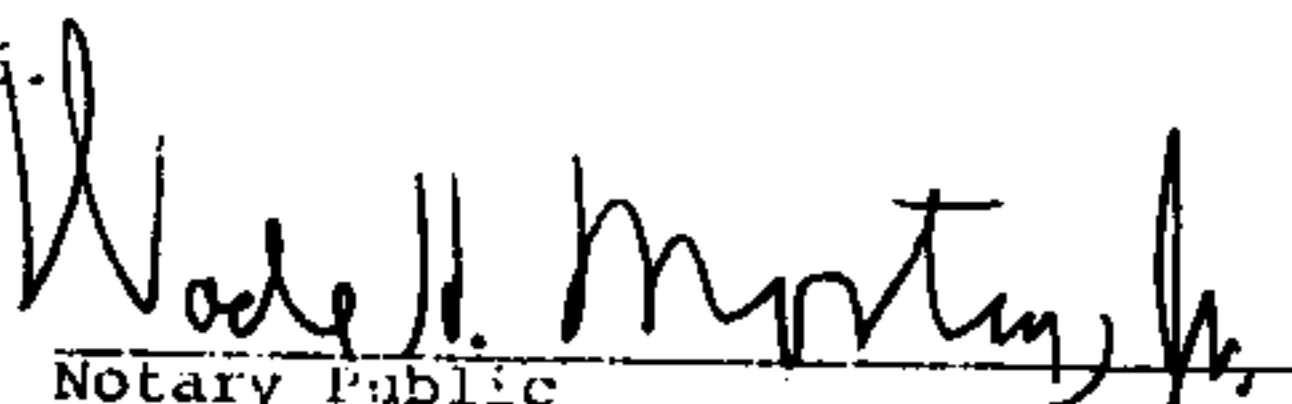
STATE OF ALABAMA)

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 Clarence D. Knight a/k/a Clarence Knight and Joyce Knight 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 for and as the act of said Clarence D. Knight a/k/a Clarence Knight and wife, Joyce Knight, Mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 21st day of November, 1986.

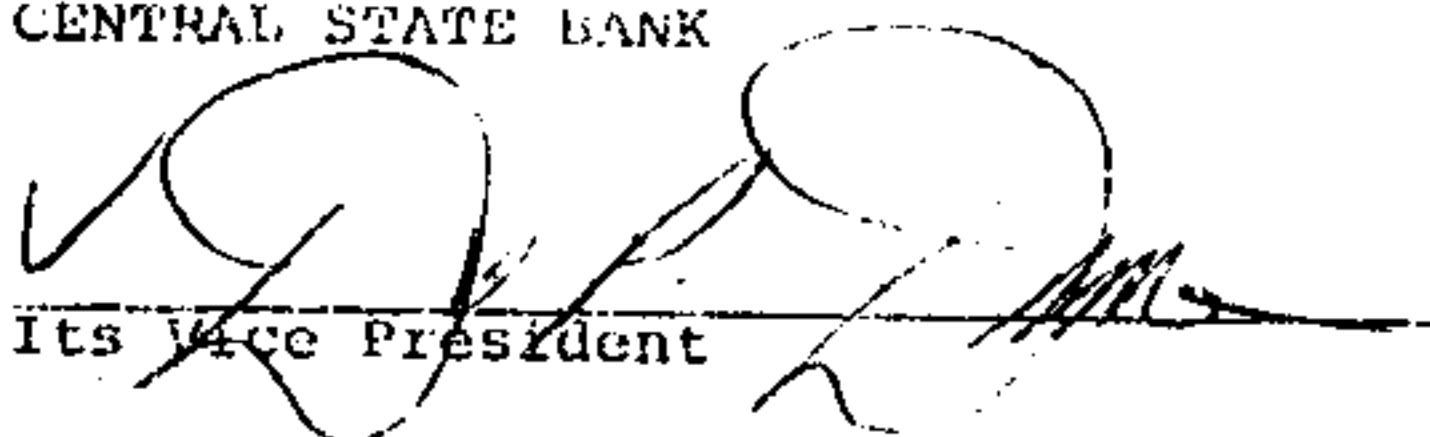

Notary Public

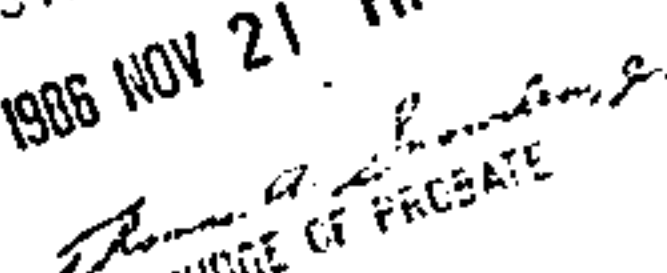
CERTIFICATE OF MORTGAGE

BOOK 101 PAGE 784
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 21st day of November, 1986.

CENTRAL STATE BANK

BY: 
Its Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 NOV 21 PM 3:53

JUDGE OF PROBATE

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