

This instrument was prepared by:

Joseph E. Walden
Walden & Walden, Attys.
Suite 201, Jessup Building
P. O. Box 1610
Alabaster, Alabama 35007

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS, heretofore, on to-wit, August 20, 1984, Alvin Q. Crumpton, executed a certain mortgage on property hereinafter described to First Alabama Bank, an Alabama Banking Corporation, formerly known as Shelby State Bank, an Alabama Banking Corporation, which said mortgage is recorded in Mortgage Book 454, Page 295, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee, was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City 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 of 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness

BOOK 153 PAGE 666

*Noted Invoice
Charles L. Hunsburg*

secured by said mortgage, and the said First Alabama Bank, an Alabama Banking Corporation formerly known as Shelby State Bank, an Alabama Banking Corporation, 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 the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 12th, 19th and 26th, 1987; and

WHEREAS, on September 28, 1987, 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 First Alabama Bank, an Alabama Banking Corporation formerly known as Shelby State Bank, an Alabama Banking Corporation, did offer for sale and sell at public outcry in front of the Courthouse, in Shelby County, Alabama, the property herein, described; and

WHEREAS, Joseph E. Walden was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Alabama Bank, an Alabama Banking Corporation formerly known as Shelby State Bank, an Alabama Banking Corporation, and whereas the Charles L. Denaburg, as Trustee under a certain Partnership Agreement dated January 1, 1983 of MOD Investors, an Alabama General Partnership, was the highest bidder and best bidder, in the amount of Thirty Five Thousand and 00/100s (\$35,000.00) Dollars on the indebtedness secured by said Mortgage, the said First Alabama Bank, an Alabama Banking Corporation, formerly known as Shelby State Bank, an Alabama Banking Corporation by and through Joseph E. Walden, as auctioneer conducting said sale, and as Attorney-in-fact for

First Alabama Bank, an Alabama Banking Corporation formerly known as Shelby State Bank, an Alabama Banking Corporation, by and through Joseph E. Walden, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Charles L. Denaburg as Trustee under a certain Partnership Agreement dated January 1, 1983 of MOD Investors an Alabama General Partnership the following described property situated in Shelby County, Alabama.

SE1/4 of the NE1/4, Section 4, Township 21 South, Range 2 West. Except that certain parcel of land conveyed from Mead Land Services, Inc., to Elvis F. Roach, as Trustee, as recorded in Deed Book 313, page 465, in Probate Office of Shelby County. All situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Charles L. Denaburg as Trustee under a certain Partnership Agreement dated January 1, 1983 of MOD Investors, an Alabama General Partnership, 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 of the State of Alabama.

IN WITNESS WHEREOF, First Alabama Bank, an Alabama Banking Corporation formerly known as, Shelby State Bank, an Alabama Banking Corporation, has caused this instrument to be executed by and through Joseph E. Walden, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and Joseph E. Walden as auctioneer conducting said sale as Attorney-in-fact, for each of said parties, has hereto set his hand and seal on this the 28th day of September, 1987.

Alvin Q. Crumpton

First Alabama Bank,
an Alabama Banking Corporation
formerly known as Shelby State
Bank, an Alabama Banking
Corporation

BY: Joseph E. Walden
AUCTIONEER AND ATTORNEY-IN-FACT

BY: Joseph E. Walden
AUCTIONEER AND ATTORNEY-IN-FACT

BY: Joseph E. Walden
AUCTIONEER CONDUCTING SALE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Joseph E. Walden, whose name as auctioneer 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 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 bears date, as the action of himself as auctioneer and the person conducting the same for First Alabama Bank, an Alabama Banking Corporation formerly known as Shelby State Bank, an Alabama Banking Corporation, and as the act of said First Alabama Bank, an Alabama Banking Corporation, formerly known as Shelby State Bank, an Alabama Banking Corporation, and as the actions of Alvin Q. Crumpton, Mortgagor, and in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28th day of September, 1987.

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

1987 OCT -2 AM 9:55

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Paula Pierce Lyons
Notary Public

1. Deed Tax	\$ <u>35.00</u>
2. Mtg. Tax	—
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>46.00</u>