

This instrument was prepared by: V. Wayne Causey, Attorney at Law
Post Office Drawer D
Calera, Alabama 35040

✓ Central State Bank
P. O. Box 100
Calera, AL 35040

1987
FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit:
June 24, 1985, Robert E. Jemison and wife, Christina D. Jemison, executed
a certain mortgage on property hereinafter described to Central State Bank,
a state banking corporation, which said mortgage is recorded in Book 032,
Record of Mortgages, at Pages 688-690 in the Office of the Judge of Probate
in 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 at Shelby
County, Alabama, after giving notice of the time, and place and terms of
said sale in some newspaper published in said County by publication once a
week for three 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 conduct-
ing 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 therefor; and

WHEREAS, default was made in the payment of said promissory note, secured
by said mortgage, Central State Bank, elected to declare the entire indebted-
ness secured by said mortgage immediately due and payable, under the
acceleration provisions contained in said mortgage. Central State Bank did
give due and proper notice of 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 October 7, 14, 22, 1987; a notice
stating that under and by virtue of the power of sale contained in said
mortgage the said Central State Bank, as mortgagee, would sell at public
outcry, for cash to the highest bidder, within the legal hours of sale, on
the 6th day of November, 1987, the property embraced in said mortgage, the
description of which is hereinafter set out; and,

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WHEREAS, on November 6, 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 Central State Bank, as mortgagee, did on the 6th day of November, 1987, by and through V. Wayne Causey, its attorney-in-fact, and as auctioneer did offer said property for sale at public outcry in front of the Courthouse door, in Shelby County, Alabama, to the highest bidder for cash, and at said sale Central State Bank became the purchaser of said property at and for the sum of Thirty Thousand and no/100----- (\$30,000.00) Dollars on the indebtedness secured by said mortgage, the said Central State Bank in the name of said mortgagors, pursuant to the terms of the mortgage, and for itself as mortgagee, by and through V. Wayne Causey, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Central State Bank the following described property situated in Shelby County, Alabama, to-wit:

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A tract of land located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 22, Range 2 West, more particularly described as follows: Commence at the Southwest corner of said Section 20 and run East along the South line of said section a distance of 396 feet to a point; thence North and parallel with the West line of said section a distance of 222 feet to a point; thence run West parallel to the South line of said section a distance of 396 feet to a point on the West line of said section; thence run South along said section line a distance of 222 feet to the point of beginning.

EXCEPT the West 99 feet as described in Deed Book 300, Page 509 in the Probate Office. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Central State Bank, its heirs and assigns forever; subject, however, to the statutory right 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, Central State Bank has caused this instrument to be executed in the name of Robert E. Jemison and wife, Christina D. Jemison, and for itself as mortgagee by and through V. Wayne Causey, as auctioneer and attorney-in-fact, and V. Wayne Causey, as auctioneer and attorney-in-fact conducting said sale who has heretofore set his hand and seal.

This 6th day of November, 1987.

Robert E. Jemison
MORTGAGOR

Christina D. Jemison
MORTGAGOR

Central State Bank
P. O. Box 180
Gallera, AL 36040

BY: V. Wayne Causey
Auctioneer and Agent

Central State Bank

BY: V. Wayne Causey
Attorney-in-fact & Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and in said State, do hereby certify that V. Wayne Causey, whose name as Agent and Auctioneer for Robert E. Jemison and wife, Christina D. Jemison, as Attorney-in-fact and Auctioneer for Central State Bank, a corporation, mortgagee, and as Auctioneer 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 as such Agent, Attorney-in-fact and Auctioneer, and with full authority in the premises, executed the same voluntarily.

GIVEN under my hand and seal of office this the 5 day of January, 1987.

Laurie Robinson
NOTARY PUBLIC

My Comm. Expires 12/31/88

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -5 PM 1:49

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 7.50
Ind. 1.00
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