

This instrument was prepared by: CONWILL & JUSTICE, P.C.  
Attorneys at Law  
P.O. Box 557  
Columbiana, Alabama 35051

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MORTGAGE FORECLOSURE DEED  
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STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That whereas, heretofore, to-wit, 12th day of September, 1984, JAMES MONROE PARTRIDGE and wife, RUBY FAYE PARTRIDGE, executed a certain mortgage on property hereinafter described to FIRST NATIONAL BANK OF COLUMBIANA, which said mortgage is recorded in Mortgage Book 002, page 235, in the Probate Office 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 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 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 the indebtedness secured by said mortgage and the said FIRST NATIONAL BANK OF COLUMBIANA 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 January 27, February 3 and February 10, 1988, to be held February 20, 1988; and

WHEREAS, on February 20, 1988, 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 NATIONAL BANK OF COLUMBIANA

did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, WILLIAM R. JUSTICE, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said FIRST NATIONAL BANK OF COLUMBIANA; and whereas, the said FIRST NATIONAL BANK OF COLUMBIANA, was the highest bidder and best bidder, in the amount of \$18,363.65 (Eighteen Thousand Thre Hundred Sixty-three and 65/100-----Dollars), on the indebtedness secured by said Mortgage, the said FIRST NATIONAL BANK OF COLUMBIANA by and through WILLIAM R. JUSTICE, was auctioneer conducting sale, and as Attorney-in-Fact for FIRST NATIONAL BANK OF COLUMBIANA, mortgagor, and JAMES MONROE PARTRIDGE and wife, RUBY FAYE PARTRIDGE, by and through WILLIAM R. JUSTICE, as auctioneer conducting said sale, to hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FIRST NATIONAL BANK OF COLUMBIANA, the following described property situated in Shelby County, Alabama:

A part of the NE $\frac{1}{4}$  of Section 34, Township 21 South, Range 1 West, described as follows: Commence at the SE corner of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 34, and run in a Northerly direction along East line of said forty to its intersection with South boundary of right of way of Highway No. 25; run thence in a Westerly direction along said Highway right of way 1000 feet for point of beginning of lot herein described; said point being the NE corner of the L.D. Hand lot; run thence in a Southerly direction along the East boundary of the Hand lot and its continuation, 420 feet; run thence in an Easterly direction parallel with said Highway 420 feet; run thence in a Northerly direction and parallel with West boundary of said Lot 420 feet, more or less, to South right of way of said Highway no. 25; run thence in a Westerly direction along Highway right of way 420 feet to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FIRST NATIONAL BANK OF COLUMBIANA, its heirs 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 NATIONAL BNAK OF COLUMBIANA, as Mortgagee, and JAMES MONROE PARTRIDGE and wife, RUBY FAYE PARTRIDGE, have caused this instrument to be executed by and through WILLIAM R. JUSTICE, as auctioneer conducting said sale and as attorney-in-fact, for all parties separately, and WILLIAM R. JSUTICE, 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 20th day of February, 1988.

JAMES MONROE PARTRIDGE

FIRST NATIONAL BANK OF COLUMBIANA

BY: William R. Justice  
Auctioneer and Attorney-in-Fact

BY: William R. Justice  
Auctioneer and Attorney-in-Fact

RUBY FAYE PARTRIDGE

BY: William R. Justice  
Auctioneer and Attorney-in-Fact

William R. Justice  
Auctioneer Conducting Said Sale

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that William R. Justice, whose name as Auctioneer and Attorney-in-Fact for FIRST NATIONAL BANK OF COLUMBIANA, Mortgagee, and JAMES MONROE PARTRIDGE and wife, RUBY FAYE PARTRIDGE, 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, in his capacity as such Auctioneer and Attorney-in-Fact, in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of February, 1988.

Bonita Y. Davidson  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, do hereby certify that WILLIAM R. JUSTICE, whose name 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this the 22nd day of February, 1988.

Bonita Y. Davidson  
Notary Public

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

88 FEB 24 AM 9:17

Thomas W. Shawcross, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ Foreclosure  
2. Mig. Tax \_\_\_\_\_  
3. Recording Fee 7.50  
4. Indexing Fee 4.00  
TOTAL 11.50