

1073

Send Tax Notice To:
First Alabama Bank
P. O. Box 216
Pelham, Alabama 35124

This instrument was prepared by:

Joseph E. Walden
Walden & Walden, Attys.
128 First Avenue West
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, November 10, 1983, Pat D. Murrah and Marcia M. Murrah, executed a certain mortgage on property hereinafter described to First Alabama Bank, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation, which said mortgage is recorded in Mortgage Book 439, Page 499, 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

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bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Alabama Bank, N.A., 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 April 13th, 20th and 27th, 1988; and

WHEREAS, on May 6, 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 Alabama Bank, N.A., 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, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation, and whereas First Alabama Bank, N.A., was the highest bidder and best bidder, in the amount of Twenty Four Thousand Five Hundred Eighty Eight and 09/100s (\$24,588.09) Dollars on the indebtedness secured by said Mortgage, the said First Alabama Bank, N.A., 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, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation, by and through

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Joseph E. Walden, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto First Alabama Bank, N.A.

Commence at the S.E. corner of Section 32, Township 21 South, Range 1 East; thence proceed in a westerly direction along the South boundary of said Section 32, for a distance of 2,130.30 feet to a point, being a point on the N. W. right-of-way line of County Road #61, and being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along said Section line for a distance of 538.78 feet to a point or iron pin being the S.W. corner of the S.W. 1/4 of the S.E. 1/4 of Section 32, Township 21 South, Range 1 East; thence turn an angle of 89 deg. 51' 39" to the right and proceed along the West boundary of said 1/4-1/4 Section for a distance of 472.58 feet to a point or iron pin; thence turn an angle of 89 deg. 18' 41" to the right and proceed for a distance of 806.80 feet to a point or iron pin, being on the N.W. right-of-way line of County Highway #61; thence turn an angle of 119 deg. 17' 01" to the right and proceed in a Southwesterly direction along said N.W. right-of-way line of County Highway #61 for a distance of 550.88 feet to the point of beginning; said parcel of land is lying in the S.W. 1/4 of S.E. 1/4 of Section 32, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto First Alabama Bank, N.A., 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, N.A., 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 7th day of May, 1988.

Pat D. Murrah

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

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

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

Marcia M. Murrah

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

BY: Joseph E. Walden
AUCTIONEER CONDUCTING SALE

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

88 MAY 20 AM 11:17

Thomas W. [unclear]
JUDGE OF PROBATE

1. Deed for Foreclosure	
2. Mortgage	
3. Recording Fee	10.00
4. [unclear]	1.00
TOTAL	11.00

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, N.A., known as Shelby State Bank, an Alabama Banking Corporation, and as the act of said First Alabama Bank, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation and as the actions of Pat D. Murrah and Marcia M. Murrah, Mortgagors and in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18th day of May, 1988.

Paula L. [unclear]
Notary Public

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