

1103  
This instrument prepared by:  
Charles L. Denaburg  
2125 Morris Avenue  
Birmingham, AL 35203  
6679-88-59175

AmSouth Bank, N.A.  
Loan Nos.: 804102883650350106  
804102883651350105

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 9, 1986, Earl Adair and wife, Linda Adair, mortgagors, executed a certain mortgage to AmSouth Bank, N.A. which said mortgage is recorded in Book 75, Record of Mortgages, page 670, in the Office of the Judge of Probate of Shelby County, Alabama, and on February 16, 1987 said mortgagors executed a second mortgage to AmSouth Bank, N.A. which said second mortgage is recorded in Book 118, Record of Mortgages, page 196, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and the said AmSouth Bank, N.A. did declare all of the indebtedness secured by the said mortgages due and payable, and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of May 11, 18, 25, 1988; and,

WHEREAS, on June 8, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said AmSouth Bank, N.A. did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the

bid of AmSouth Bank, N.A. in the amount of One Hundred Forty-eight Thousand Dollars (\$148,000.00), which sum was offered to be credited to the indebtedness secured by said mortgages, and said property was thereupon sold to AmSouth Bank, N.A.; and,

WHEREAS, Charles L. Denaburg acted as auctioneer as provided in said mortgages and conducted the said sale; and,

WHEREAS, said mortgages expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Forty-eight Thousand Dollars (\$148,000.00), Earl Adair and wife, Linda Adair, mortgagors, by and through the said Charles L. Denaburg, do grant, bargain, sell and convey unto the said AmSouth Bank, N.A. the following described real property, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO ad valorem taxes for the current year.


SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said AmSouth Bank, N.A., its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said AmSouth Bank, N.A., by Charles L. Denaburg, as auctioneer conducting said sale, has caused these presents to be executed on this, the 9th day of June, 1988.


AMSOUTH BANK, N.A.

BY:   
Charles L. Denaburg, As Auctioneer

THE STATE OF ALABAMA  
~~SHELBY~~ COUNTY  
JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Denaburg, whose name as auctioneer for AmSouth Bank, N.A., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of June, 1988.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 24, 1992

Exhibit "A"

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1927 MAR -5 PM 1:09

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		172.50
3. Recording Fee		12.50
4. Indexing Fee		1.00
TOTAL		186.00

PARCEL #1

88 JUN 14 PM 12:07  
A parcel of land located in the NW 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:  
Begin at the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 16; thence South along the West Section line a distance of 734.39 feet to the centerline of a chert road; thence left 167 deg. 59 min. 42 sec. along centerline of said road in a Northeasterly direction a distance of 104.48 feet to a point; thence left 4 deg. 53 min. 40 sec. along centerline of said road a distance of 155.37 feet to a point; thence left 3 deg. 27 min. 34 sec. along centerline of said road a distance of 156.89 feet to a point; thence left 1 deg. 56 min. 48 sec. along centerline of said road a distance of 157.86 feet to a point; thence right 8 deg. 19 min. 49 sec. along centerline of said road in a Northeasterly direction a distance of 162.55 feet to a point on the North line of said 1/4-1/4 Section; thence left 97 deg. 34 min. 52 sec. leaving said chert road in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 84.05 feet to the point of beginning.  
LESS AND EXCEPT that part sold to Harold S. Adair and Terri L. Adair, as shown in Deed recorded in Real Record 107, Page 291, in the Probate Office of Shelby County, Alabama.

PARCEL #2:

A parcel of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 17; thence South along the East Section line a distance of 734.39 feet to the centerline of a chert road; thence right 12 deg. 00 min. 18 sec. along centerline of said road in a Southerly direction a distance of 24.01 feet to a point; thence left 10 deg. 32 min. 12 sec. along centerline of said road a distance of 195.06 feet to a point; thence left 4 deg. 40 min. 30 sec. along centerline of said road a distance of 47.79 feet to a point; thence right 96 deg. 14 min. 28 sec. leaving said chert road in a Westerly direction a distance of 1299.33 feet to an iron located on the West line of the NE 1/4 of the SE 1/4 of said Section 17; thence right 86 deg. 53 min. 30 sec. in a Northerly direction along said 1/4-1/4 line a distance of 999.10 feet to an iron being the Northwest corner of said 1/4-1/4 Section; thence right 93 deg. 01 min. 25 sec. in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 471.84 feet to an iron; thence left 36 deg. 24 min. 46 sec. a distance of 62.25 feet to an iron; thence right 36 deg. 24 min. 46 sec. in an Easterly direction a distance of 784.00 feet to an iron on the East line of Section 17; thence right 87 deg. 02 min. 59 sec. in a Southerly direction along said Section line a distance of 37.00 feet to the point of beginning.

LESS AND EXCEPT that parcel of land described in Deed Book 15, page 38. Said parcel cannot be located on the ground due to the lack of evidence of existence of the Tram Road as mentioned in Deed Book 15, page 38.  
LESS AND EXCEPT that part sold to Harold S. Adair and Terri L. Adair, as shown in Deed recorded in Real Record 107, Page 291, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

SCHEDULE A, PAGE 2, COMMITMENT NO. BE 412266

BOOK 118 PAGE 200

BOOK 159 PAGE 403