

1835

THIS INSTRUMENT WAS PREPARED BY:

KATHRYN S. CARVER
LANGE, SIMPSON, ROBINSON
& SOMERVILLE
1700 FIRST ALABAMA BANK
BUILDING
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
First Alabama Bank
P.O. Box 10247
Birmingham, Alabama 35202

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

This indenture made and entered into by and between R. E. HAMILTON CONTRACTING CO., INC., a corporation, Party of the First Part, and First Alabama Bank, an Alabama banking corporation, Party of the Second Part;

W I T N E S S E T H :

BOOK 200 PAGE 981
THAT, WHEREAS, said Party of the First Part did under date of the 28th day of May, 1987, execute a mortgage to First Alabama Bank, an Alabama banking corporation, on the hereinafter described property, which mortgage is duly recorded in the Office of the Judge Probate of Shelby County, Alabama, in Volume 133, Page 789; and

WHEREAS, by the terms of said mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon the said Party of the Second Part was authorized and empowered after giving notice of the time, place and terms of sale once a week for three consecutive weeks in some newspaper published in Columbiana, Shelby County, Alabama, to sell said property at public outcry to the highest

bidder for cash from the County Court House door in Columbiana, Shelby County, Alabama, at which sale the said Party of the Second Part was authorized to bid and, if the highest bidder therefor, to become the purchaser of said property; and

WHEREAS, such default was made in the payment of the indebtedness secured by said mortgage, which default has continued to this day; and

WHEREAS, said property was advertised and sold in all respects as provided by the terms of said mortgage on the 15th day of August, 1988, at the front entrance of the Shelby County Court House, Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama, at which sale First Alabama Bank did become the purchaser of said property at and for the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS paid to the Party of the First Part by First Alabama Bank, the said Party of the First Part, R. E. Hamilton Contracting Co., Inc, a corporation, has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto First Alabama Bank, an Alabama banking corporation, the following

described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25-A, according to a resurvey of Lots 5, 6, 16, 17 and 25, of Second Addition, Phase II, Riverchase Country Club, as recorded in Map Book 9, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1988, and taxes for all subsequent years.
2. 45 foot building line as shown by recorded map, in said Probate Office.
3. 10 foot easement on rear as shown by recorded map, in said Probate Office.
4. Restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 17, Page 550 and Misc. Volume 34, Page 549, in the said Probate Office.
5. Restrictions appearing of record in Real 138, Page 811, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in said Probate Office.

TO HAVE AND TO HOLD the above described property unto the said First Alabama Bank, an Alabama banking corporation, its successors and assigns forever, as fully and completely in all respects as the said Party of the First Part could convey the same.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed by and through First Alabama Bank, an Alabama banking corporation, and by and through the undersigned auctioneer, both duly authorized on this the 22nd day of August, 1988.

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R. E. HAMILTON CONTRACTING CO.,
INC., an Alabama corporation

BY: FIRST ALABAMA BANK, an Alabama
banking corporation,

By: [Signature]
Its Vice President

AND BY: Romona D. Robertson
Romona D. Robertson,
Auctioneer

BOOK 200 PAGE 984

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in the
aforesaid County in said State, hereby certify that
Charles L. Watkins whose name as Vice President
of First Alabama Bank, an Alabama banking corporation, 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 officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

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

My commission expires:
2-5-91

Margaret M. Kee
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Romona D. Robertson, whose name as Auctioneer of First Alabama Bank, an Alabama banking corporation, Mortgagee, 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, she, as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 1988.

My commission expires: 6/12/89

Kathy S. Lanier
Notary Public

BOOK 200 PAGE 985

1. Doc. Fee	
2. Mfg. Fee	Foreclosure
3. Recording Fee	12.50
4. Notary Fee	1.00
TOTAL	13.50

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 24 AM 9:51

Thomas A. Shanks, Jr.
JUDGE OF PROBATE