

This instrument was prepared by:

V. Wayne Causey, Attorney at Law.
Post Office Drawer D
Calera, AL 35040

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FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: January 9, 1987, Jack Logan and wife, Anna I. Logan, executed a certain mortgage on property hereinafter described to Central State Bank, a state banking corporation, which said mortgage is recorded in Book 109, Record of Mortgages, at Pages 816-819 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 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 said promissory note secured by said mortgage, Central State Bank elected to declare the entire indebtedness 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 July 27, August 3 and 10, 1988, 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 19th day of August, 1988, the property embraced in said mortgage, the description of which is hereinafter set out; and,

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WHEREAS, on August 19, 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 Central State Bank, as mortgagee, did on the 19th day of August, 1988, 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 front door of the Courthouse in Columbiana, 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-One-Thousand-Three-Hundred-Forty-Eight and 22/100 (\$31,348.22) 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, a state banking corporation, the following described property situated in Shelby County, Alabama, to-wit:

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Commence at the center of Section 20, Township 22 South, Range 2 West and run South 00 degrees 02 minutes West 306.90 feet to a point on the Southeasterly margin of a public road; thence North 77 deg. 52 min. East 9.54 feet to a point; thence North 65 degrees 57 minutes East 229.30 feet to a point; thence North 61 degrees 38 minutes East 194.98 feet to a point; thence North 71 degrees 43 minutes East 74.92 feet to the point of beginning, being the Northwest corner of the property conveyed to Jackie Logan and Anna I. Logan as shown by Deed Book 321 Page 782 in Probate Office; thence run South 00 degrees 34 minutes West and along the west line of said Logan lot, a distance of 133.08 feet; thence South 83 degrees 48 minutes West a distance of 259.18 feet to a point; thence run North 00 degrees 37 minutes West to a point on the South right-of-way line of the Public Road; thence run along the South line of said Public Road in a Northeasterly direction to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto Central State Bank, a state banking corporation, 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 Jack Logan and wife, Anna I. Logan, and for itself as mortgagee by and through V. Wayne Causey, as auctioneer

and attorney-in-fact conducting said sale who has heretofore set his
hand and seal.

This 19 day of August, 1988.

Jack Logan
MORTGAGOR

Anna I. Logan
MORTGAGOR

1. Deed Tax Foreclosure
2. Mig. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50

BY: V. Wayne Causey
Auctioneer and Agent

Central State Bank

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

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

88 SEP -9 AM 10:04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF SHELBY)

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 Jack Logan and wife, Anna I. Logan, as Attorney-in-
Fact and Auctioneer for Central State Bank, a state banking 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 19th day of

August, 1988.

Nancy K. Dillon
NOTARY PUBLIC

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