

1080
This instrument prepared by:
MARK P. WILLIAMS, ESQ.
GORDON, SILBERMAN, WIGGINS & CHILDS, P. C.
1500 Colonial Bank Building
Birmingham, Alabama 35203
(205) 328-0640

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Ron E. Brown did, on to wit, the 10th day of November, 1986, execute a Mortgage to SouthTrust Bank of Alabama, N.A., which Mortgage is recorded in Book 101, Page 742 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 Mortgage and said SouthTrust Bank of Alabama, N. A. did declare all of the indebtedness secured by said Mortgage due and payable and did give due and proper notice of the foreclosure of said Mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama in its issues of November 16, 23, 30, 1988; and

WHEREAS, on December 9, 1988, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and SouthTrust Bank of Alabama, N. A. did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Alabama the property hereinafter described; and

Commencing at the Northeast corner of Section 2, Township 21, Range 3 West, and run thence West 894 feet to East boundary line of the right of way of the Louisville & Nashville Railroad Company's North bound tract; thence South 4 deg. 45 min. West along said right of way line 204 feet to the point of beginning; thence South 4 deg. 45 min. West a distance of 50 feet; thence South 84 deg. 15 min. East 107 feet, more or less, to the West boundary of the Birmingham-Montgomery Highway; thence in a Northerly direction along the West boundary of said Highway 50 feet; thence West 107 feet, more or less, to the point of beginning of said property; being situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama;

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of SouthTrust Bank of Alabama, N.A in the amount of Forty-Six Thousand Dollars and no/100 (\$46,000.00), which sum SouthTrust Bank of Alabama, N.A. offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said SouthTrust Bank of Alabama, N.A; and

WHEREAS, said Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder, therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and of a credit of Forty-Six Thousand Dollars and no/100 (\$46,000.00) on the indebtedness secured by said Mortgage, the said SouthTrust Bank of Alabama, N. A., acting by and through Mark P. Williams, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto SouthTrust Bank of Alabama, N.A., the following described real estate situated in Shelby County, Alabama, to wit:

Commencing at the Northeast corner of Section 2, Township 21, Range 3 West, and run thence West 894 feet to East boundary line of the right of way of the Louisville & Nashville Railroad Company's North bound tract; thence South 4 deg. 45 min. West along said right of way line 204 feet to the point of beginning; thence South 4 deg. 45 min. West a distance of 50 feet; thence South 84 deg. 15 min. East 107 feet, more or less, to the West boundary of the Birmingham-Montgomery Highway; thence in a Northerly direction along the West boundary of said Highway 50 feet; thence West 107 feet, more or less, to the point of beginning of said property; being situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SouthTrust Bank of Alabama, N. A. forever; subject, however, to the statutory rights of redemption on the part of those entitled to deem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said SouthTrust Bank of Alabama, N. A. has caused this instrument to be executed by Mark P. Williams as Auctioneer and the person conducting said sale for

the Mortgagee or Transferee of Mortgage, and in witness whereof the said Mark P. Williams has executed this instrument in his capacity as such Auctioneer on this the 9th day of November, 1988.

SOUTHTRUST BANK OF ALABAMA, N. A.
Mortgagee or Transferee

By Mark P. Williams
MARK P. WILLIAMS, as Auctioneer and
the person conducting said sale for
the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA)
) ss.
COUNTY OF JEFFERSON)

I, CYNTHIA S. KEYDOSZKUS, Notary Public in and for said State and County, hereby certify that Mark P. Williams, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgage, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of DECEMBER, 1988.

Cynthia S. Keydoszkus
Notary Public

My commission expires: 1/24/92

GRANTEE'S ADDRESS:

P. O. Box 2554
Birmingham, Alabama 35290

W272B

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 16 AM 9:56

Foreclosure
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>7.50</u>
Indx Fee	<u>1.00</u>
TOTAL	<u>8.50</u>