

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, August 28, 1986, William F. Brown, and wife, Cathy J. Brown, executed a certain mortgage on property hereinafter described to First Alabama Bank, N.A., formerly known as Shelby State Bank, which said mortgage is recorded in Mortgage Book 089, Page 173, 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 bid at the sale and purchase said property if the highest bidder

BOOK 221 PAGE 171

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 November 2nd, 9th and 16th, 1988; and

WHEREAS, on December 8, 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, 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, and whereas First Alabama Bank, N.A., was the highest bidder and best bidder, in the amount of Thirty Six Thousand Two Hundred Seventy Two and 20/100s (\$36,272.20) Dollars on the indebtedness secured by said Mortgage, the said First Alabama Bank, N.A., formerly known as Shelby State Bank, 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, by and through Joseph E. Walden, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto First Alabama Bank, N.A., the following described property

situated in Shelby County, Alabama.

A parcel of land situated in the NE 1/4 of NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of said Section 11, and run Southerly for 320 feet, more or less, to the point of beginning; thence continue Southerly along the last stated course for 115.00 feet; thence right 92 deg. 39 min. 07 sec. and run Westerly for 413.66 feet to the Easterly right of way line of Alabama Highway No. 119 and a point on a curve to the right having a radius of 2839.93 feet; thence 90 deg. 47 min. 17 sec. to the tangent of said curve and run Northerly along said right of way line for 158.0 feet to the end of said curve; thence at a tangent to said curve run Northerly along said right of way line for 93.11 feet; thence right 104 deg. 59 min. 26 sec. and run Southeasterly for 418.01 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 221 PAGE 173

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, 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 6th day of January, 1989.

William F. Brown

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

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

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

Cathy J. Brown

BY: Joseph E. Walden
AUCTIONEER CONDUCTING SALE

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

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, and as the act of said First Alabama Bank, N.A., formerly known as Shelby State Bank, and as the actions of William F. Brown and wife, Cathy J. Brown, Mortgagors, and in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 5th day of January, 1989.

Paula L. L...
Notary Public

BOOK 221 PAGE 174

STATE OF ALABAMA)
I CERTIFY THIS INSTRUMENT WAS FILED

89 JAN -6 AM 8:48

Thomas W. ...
JUDGE OF PROBATE

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