

Send Tax Notice To:
Central State Bank
P. O. Box 180
Calera, Alabama 35040

1165
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,

BOOK 227 PAGE 583
THAT WHEREAS, heretofore, on to-wit, September 29, 1984, Larry Martin, and wife, Rhonda Martin, executed a certain mortgage on property hereinafter described to Shelby State Bank, an Alabama Banking Corporation, presently known as First Alabama Bank, N.A., which said mortgage is recorded in Mortgage Book 004, Page 962, 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

Return to: Wade Martin

bid at the sale and purchase said property if the highest bidder 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 January 25th, February 1st and 8th, 1989; and

WHEREAS, on February 21, 1989, 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, an Alabama Banking Corporation, 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, an Alabama Banking Corporation, and whereas Central State Bank, an Alabama Banking Corporation, was the highest bidder and best bidder, in the amount of Twenty Nine Thousand Three Hundred Seven and 00/100s (\$29,307.00) Dollars, which was paid as con-
sideration for this deed, the said First Alabama Bank, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation, 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, an Alabama

Banking Corporation, by and through Joseph E. Walden, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Central State Bank, an Alabama Banking Corporation, the following described property situated in Shelby County, Alabama.

Lot 13, according to the survey of McMillen's Survey of N 1/2 of NW 1/4 of Section 2, Township 21 South, Range 3 West as recorded in Map Book 3, page 149 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, encumbrances and rights of way of record.

BOOK 227 PAGE 585

TO HAVE AND TO HOLD, the above described property unto Central State Bank, an Alabama Banking Corporation, 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, an Alabama Banking Corporation, 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 21st day of February, 1989.

Larry Martin

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

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

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

Rhonda Martin

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., formerly known as Shelby State Bank, an Alabama Banking Corporation, and as the act of said First Alabama Bank, N.A., formerly known as Shelby State Bank, an Alabama Banking Corporation, and as the actions of Larry Martin and wife, Rhonda Martin, Mortgagors, and in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 21st day of February, 1989.

William M. Martin
Notary Public

MY COMMISSION EXPIRES AUGUST 4, 1991

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

89 FEB 22 PM 2:26

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 29.50
2. Mig. Tax	
3. Recording Fee	10.00
4. Indexing Fee	2.00
TOTAL	41.50