

1422

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, to-wit: the 23rd day of May, 1986, JIMMY EUGENE GARRETT and wife, ANNIE LUE GARRETT, executed a certain mortgage on the property hereinafter described to CITY BANK OF CHILDERSBURG, a banking corporation, as mortgagee and said mortgage is recorded in Real Book 75, Page 193 in the Office of the Judge of Probate of Shelby County, Alabama; and

Whereas, under the terms of the mortgage the Mortgagee was authorized and empowered in the event of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property at public sale after giving notice of the time and place of such sale by publishing such notice once a week for three successive weeks in a newspaper published in said County; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage and the Mortgagee declared all of the indebtedness secured due and payable, and said mortgage subject to foreclosure and gave due and proper notice of said foreclosure sale by publication in the Shelby County Reporter, a newspaper published in the City of Columbiana, Shelby County, Alabama in its issues of April 5, 1989; April 12, 1989, and April 19, 1989, and

Whereas, on March 29, 1989 notice was given to all title holders and on March 30, 1989 notice was given to all lien-holders, notifying them of the date and sale, and

Whereas, on the 26th day of April, 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 sale was duly and properly conducted and CITY BANK OF CHILDERSBURG, a banking corporation, as the owner of said mortgage offered said property for sale at public outcry as provided in said mortgage and Ray F. Robbins, II, was the auctioneer and agent who conducted said sale for the Mortgagee; and

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Whereas, the highest and best bid for the property described in said mortgage was the bid of CITY BANK OF CHILDERSBURG, a banking corporation, acting by and through its attorney-in-fact, Ray F. Robbins, II, in the sum of Five Thousand Six Hundred Fifty Five and 16/100 (\$5,655.16) Dollars which sum of money CITY BANK OF CHILDERSBURG, a banking corporation, as mortgagee and owner, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to CITY BANK OF CHILDERSBURG, a banking corporation;

NOW THEREFORE, in consideration of the premises and a credit in the amount of Five Thousand Six Hundred Fifty-Five and 16/100 (\$5,655.16) Dollars on the indebtedness secured by said mortgage the said CITY BANK OF CHILDERSBURG, a banking corporation, by and through Ray F. Robbins, II, as auctioneer, conducting the said sale and as attorney in fact for CITY BANK OF CHILDERSBURG, a banking corporation, and said Ray F. Robbins, II, as the auctioneer conducting the said sale, does hereby grant, bargain, sell and convey unto CITY BANK OF CHILDERSBURG, a banking corporation, the following described property situated in Shelby County, Alabama, to-wit:

Ray F. Robbins, II
P.O. Box 479

Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter, Section 1, Township 20, Range 2 East, run thence North 11 degrees 30 minutes West 270.7 feet to the end of a concrete culvert; thence North 11 degrees West 42.04 feet to the point of beginning of the lot herein conveyed, and from said point of beginning run thence South 87 degrees 30 minutes West 210 feet; thence North 2 degrees 30 minutes West 210 feet; thence North 87 degrees 30 minutes East 210 feet; thence South 2 degrees 30 minutes east 210 feet to the point of beginning, containing one acre, more or less.

LESS AND EXCEPT the following described property: Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter, Section 1, Township 20, Range 2 East; thence North 11 degrees North, 30 minutes West, 270.7 feet to the end of a concrete culvert; thence North 11 degrees West 42.04 feet to the point of beginning; from said point of beginning run South 87 degrees 30 minutes West a distance of 105 feet; thence North 2 degrees 30 minutes West 210 feet; thence North 87 degrees, 30 minutes East 105 feet; thence South 2 degrees 30 minutes East 210 feet to the point of beginning, containing one-half acre, more or less.

TO HAVE AND TO HOLD the above described property unto the said CITY BANK OF CHILDERSBURG, a banking corporation, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, CITY BANK OF CHILDERSBURG, a banking corporation, has caused this instrument to be executed by and through Ray F. Robbins, II, as Auctioneer conducting said sale, and as Attorney-in-Fact and Ray F. Robbins, II, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 26th day of April, 1989.

CITY BANK OF CHILDERSBURG,
a banking corporation

BY: Ray F. Robbins, II
As Auctioneer and Attorney
in Fact

Ray F. Robbins, II
RAY F. ROBBINS, II, as Auctioneer
conducting said sale

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STATE OF ALABAMA)

TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins, II, whose name as Auctioneer and Attorney-in-Fact for City Bank of Childersburg, a 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 said conveyance, he, in his capacity as said Auctioneer and Attorney-in-Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 1989.

James D. Lang
NOTARY PUBLIC

STATE OF ALABAMA)

TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins, II, whose name as Auctioneer conducting said sale, 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 with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 1989.

James D. Lang
NOTARY PUBLIC

Prepared by:
RAY F. ROBBINS, II
P. O. Box 479
Talladega, Alabama 35160

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**STATE OF ALABAMA
SHELBY COUNTY**

Personally appeared before me, Judge of Probate, in and for said county, Arthur E. Segers, who being duly sworn according to law deposes and says that he is Publisher of the SHELBY COUNTY REPORTER, a newspaper published in said county, and that publication of a certain notice, a true copy of which is hereto affixed, has been made in said newspaper 3 weeks consecutively, to-wit in issues thereof dated as follows:

April 5, 12, 19, 1989

Arthur E. Segers Publisher

Subscribed and sworn before me this *20th* day of *April*, 19*89*

THOMAS A. SNOWDEN, JR. Judge of Probate

Printers Fee \$*107.52*

800 Legal Notices

**LEGAL NOTICE
NOTICE OF MORTGAGE FORECLOSURE SALE**

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Jimmy Eugene Garrett and wife, Annie Lue Garrett, to City Bank of Childersbury, an Alabama corporation, on the 23rd day of May, 1988, said mortgage being recorded in the Office of the Judge of Probate of Talladega County, Alabama, in Mortgage Book 076, Page 193, under and by virtue of the power of sale contained in said mortgage, said Mortgagee will sell at public outcry to the highest bidder for cash in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, on the 28th day of April, 1989, during the legal hours of sale, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter, Section 1, Township 20, Range 2 East, run thence North 11 degrees 30 minutes West 270.7 feet to the end of a concrete culvert; thence North 11 degrees West 42.04 feet to the point of beginning of the lot herein conveyed, and from said point of beginning run thence South 87 degrees 30 minutes West 210 feet; thence North 2 degrees 30 minutes West 210 feet; thence North 87 degrees 30 minutes East 210 feet; thence South 2 degrees 30 minutes East 210 feet to the point of beginning, containing one acre, more or less.

LESS AND EXCEPT the following described property: Beginning at the Southeast corner of the Northeast quarter of the Northeast, Section 1, Township 20, Range 2 East; thence North 11 degrees North, 30 minutes West, 270.7 feet to the end of a concrete culvert; thence North 11 degrees West 42.04 feet to the point of beginning; from said point of beginning run South 87 degrees 30 minutes West a distance of 105 feet; thence North 2 degrees 30 minutes West 210 feet; thence North 87 degrees, 30 minutes East 105 feet; thence South 2 degrees 30 minutes East 210 feet to the point of beginning, containing one-half acre, more or less.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

RAY F. ROBBINS, II
ATTORNEY FOR MORTGAGEE

April 5, 12, 19, 1989 4157

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

89 APR 26 PM 12:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED
1. Seed Tax \$ _____
2. Mig. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 3.00
TOTAL 13.00