

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203
5570-89-60762

FIRST COMMERCIAL BANK
Loan No.: 000708064
00009002

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 11, 1987, Patricia Gail Moore, an unmarried woman, mortgagor, executed a certain Accomodation Mortgage to First Commercial Bank which said mortgage is recorded in Book 145, Record of Mortgages, page 966, said Mortgage amending that certain Mortgage recorded in Book 123, page 668, 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 the said First Commercial Bank did declare all of the indebtedness secured by the said mortgage due and payable, and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of May 31, June 7, 14, 1989; and,

WHEREAS, on June 28, 1989, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said First Commercial Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse at Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of First Commercial Bank in the amount of Twenty-one Thousand and no/100 Dollars (\$21,000.00), which sum was

BOOK 245 PAGE 956

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4/10/90

offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to First Commercial Bank; and,

WHEREAS, Danna Penn acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Twenty-one Thousand and no/100 Dollars (\$21,000.00), Patricia Gail Moore, an unmarried woman, mortgagor, by and through the said Danna Penn, does grant, bargain, sell and convey unto the said First Commercial Bank the following described real property, situated in Shelby County, Alabama, to-wit:

BOOK 245 PAGE 957
The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Ala, described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section: thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1144.02 feet; thence turn left 90 degrees 00 minutes 00 seconds a distance of 306.55 feet to the point of beginning; thence turn right 91 degrees 13 minutes 03 seconds a distance of 197.53 feet; thence turn left 90 degrees 00 minutes 00 seconds a distance of 300.00 feet; thence turn left 90 degrees 00 minutes 00 seconds a distance of 425.69 feet to a point in the centerline of a paved county road; thence turn left 91 degrees 24 minutes 02 seconds along said centerline a distance of 58.78 feet; thence turn right 09 degrees 40 minutes 03 seconds along said centerline a distance of 46.16 feet; thence turn right 06 degrees 43 minutes 48 seconds along said centerline a distance of 53.46 feet; thence turn right 03 degrees 39 minutes 21 seconds along said centerline a distance of 53.01 feet; thence turn right 00 degrees 28 minutes 58 seconds along said centerline a distance of 68.00 feet; thence turn left 01 degrees 11 minutes 10 seconds along said centerline a distance of 30.96 feet; thence turn left 107 degrees 56 minutes 58 seconds a distance of 295.98 feet to the point of beginning.

Less And Except that part lying within the County Highway right of way.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said First Commercial Bank, 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, the said First Commercial Bank, by Danna Penn, as auctioneer conducting said sale,

has caused these presents to be executed on this, the 29th
day of June, 1989.

FIRST COMMERCIAL BANK

BY: Danna Penn
Danna Penn, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for
said County, in said State, hereby certify that Danna Penn,
whose name as auctioneer for First Commercial Bank, 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 this conveyance, she, in her capacity as
such auctioneer, executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal, this 29th
day of June, 1989.

Shirley W. Millner
NOTARY PUBLIC

BOOK 245 PAGE 958

I CERTIFY TO
INSTRUMENT WAS

89 JUL 12 AM 9:19

Shirley W. Millner
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax		<u>foreclosure</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>4.00</u>
TOTAL		<u>11.50</u>