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THIS INSTRUMENT WAS PREPARED BY:

KATHRYN S. CARVER
LANGE, SIMPSON, ROBINSON
& SOMERVILLE
1700 FIRST ALABAMA BANK
BUILDING
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:

First Alabama Bank
Pelham, Alabama
P.O. Box 216
Pelham, Alabama 35124
Attention: Real Estate
Department

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, the 26th day of January, 1984, Louis S. Colegrove and wife, Linda M. Colegrove executed a Mortgage to Shelby State Bank, an Alabama banking corporation (now known as First Alabama Bank), on property hereinafter described, which said Mortgage is recorded in Book 442, Page 853, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, by the terms of said Mortgage, default in the monthly payments due thereunder matured the entire indebtedness secured thereby, and thereupon First Alabama Bank was empowered and authorized, after giving notice of the time, place and terms of sale once a week for three (3) consecutive weeks in some newspaper published in Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash from the front door of the County Courthouse for Shelby County, Alabama, at which sale First Alabama Bank was authorized to bid, and if the highest bidder therefor, to become the purchaser of the said property; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and First Alabama Bank 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 June 14, 21 and 28, 1989; and

WHEREAS, on July 5, 1989, the day on which the foreclosure was due to be held under the terms of said notice during the legal hours of sale, said foreclosure was duly conducted and First Alabama Bank did offer for sale and sell at public outcry in front of the Main Street entrance of the Shelby County Courthouse, in Columbiana, Shelby County, Alabama, the property hereinafter described; and

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WHEREAS, Patti J. Sims was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for First Alabama Bank; and

WHEREAS, First Alabama Bank was the highest and best bidder for said property with its bid of TWENTY-NINE THOUSAND FORTY-EIGHT AND 06/100 DOLLARS (\$29,048.06).

NOW, THEREFORE, in consideration of the premises and the sum of TWENTY-NINE THOUSAND FORTY-EIGHT AND 06/100 DOLLARS (\$29,048.06), First Alabama Bank, by and through Patti J. Sims, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto First Alabama Bank the following described property situated in Shelby County, Alabama:

Lot 18, according to the survey of Monte Tierra Subdivision, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1989 and taxes for all subsequent years.
2. 30' Building line as shown by recorded Map.
3. 15' Easement rear as shown by recorded Map.
4. Restrictions as recorded in Miscellaneous Book 2, Page 619 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company as recorded in Real Volume 915, Page 831 in the said Probate Office.
6. Restrictions as shown by recorded Map.
7. Coal, oil, gas and other mineral interests in, to or under the land herein described.
8. All statutory rights of redemption from said foreclosure sale.

TO HAVE AND TO HOLD the above described property unto First Alabama Bank, its successors and assigns forever.

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IN WITNESS WHEREOF, Louis S. Colegrove and wife, Linda M. Colegrove have caused these presents to be executed by and through First Alabama Bank, and by and through the undersigned auctioneer conducting said sale, both duly authorized on this the 5th day of July, 1989.

LOUIS S. COLEGROVE AND WIFE,
LINDA M. COLEGROVE

BY: FIRST ALABAMA BANK, an Alabama
Banking Corporation

By: *Ken Kirkland*
KEN KIRKLAND
Its President

AND BY: *Patti J. Sims*
PATTI J. SIMS
Auctioneer Conducting Sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in the aforesaid County in said State, hereby certify that Ken Kirkland, whose name as President for First Alabama Bank, Pelham, Alabama, an Alabama 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of July, 1989.

My Commission Expires:

Cheryl L. Hay
NOTARY PUBLIC

COMMISSION EXPIRES APRIL 17, 1993

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PATTI J. SIMS, whose name as Auctioneer of First Alabama Bank, Mortgagee, 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, she, 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 25th day of July, 1989.

My commission expires:

7/18/92

Romona D. Roberts
NOTARY PUBLIC

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JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED	1.00
2. Mtg. Tax		
3. Recording Fee	10.00	
4. Indexing Fee	3.00	
TOTAL	15.00	