

SEND TAX NOTICE TO:

1172
Central State Bank
Post Office Box 180
Calera, Alabama 35040

This instrument prepared by Wade H. Morton, Jr., Attorney at Law,
Post Office Box 1227, Columbiana, Alabama 35051-1227

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, or or about March 20, 1982 CHARLES MICHAEL COLLINS a/k/a CHARLES M. COLLINS and wife, EULYNNE H. COLLINS, as Mortgagors, executed that certain mortgage conveying the real property hereinafter described to CENTRAL STATE BANK, Calera, Alabama, a banking corporation, as Mortgagee, which said mortgage was recorded on March 31, 1982 in Mortgage Book 419, at Pages 440-442, in the Office of the Judge of Probate of Shelby County, Alabama, and mortgages of CHARLES MICHAEL COLLINS a/k/a CHARLES M. COLLINS and wife, EULYNNE H. COLLINS, to said CENTRAL STATE BANK dated July 29, 1983 and recorded in Mortgage Book 435, at Page 298, dated December 7, 1984 and recorded in Real Book 11, at Page 635, and rerecorded on January 16, 1985 in Real Book 15, at Pages 40-42, dated April 13, 1985 and recorded in Real Book 024, at Page 943 conveying the same real property, which mortgages are hereinafter referred to as "said mortgages"; and,

WHEREAS, said mortgages and the indebtedness secured thereby, as evidenced by that certain renewal promissory note executed on January 26, 1988 by said Mortgagors, is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which the foreclosure deed was executed and delivered, the sole property of said Mortgagee; and,

WHEREAS, in and by said mortgages said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell all or any part of the real property conveyed by said mortgage in front of the Shelby County Courthouse front door in the city of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the date, time, place and terms of said sale by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 said mortgage the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and such default continuing, even though said Mortgagee gave prior written notice to said Mortgagors that such default would result in acceleration of said note and foreclosure of said mortgages; and,

WHEREAS, said Mortgagee did give due and proper notice of the foreclosure of said mortgages against all of the real property conveyed thereby, as is hereinafter described, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 16, 23 and 30, 1989; and,

WHEREAS, on the 11th day of September, 1989 commencing at approximately 12:00 o'clock noon, being the date and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgages, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, all of the real property conveyed by said mortgages, as herein-after described; and,

WHEREAS, the undersigned Michael T. Atchison was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for Central State Bank; and,

WHEREAS, the last, highest and best bid for said real property described in said mortgages was the bid of Central State Bank in the amount of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED THIRTY-FIVE and 01/100 (\$107,935.01) DOLLARS, which sum of money Central State Bank offered as a credit toward all of the indebtedness secured by said mortgages, and said real property was thereupon sold to CENTRAL STATE BANK.

NOW, THEREFORE, in consideration of the premises, and a credit in the amount of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED THIRTY-FIVE and 01/100 (\$107,935.01) DOLLARS toward all of the indebtedness secured by said mortgage, CENTRAL STATE BANK, by and through Michael T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for

Central State Bank, Charles Michael Collins a/k/a Charles M. Collins and wife, Eulynne H. Collins, respectively, and by and through Michael T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said CENTRAL STATE BANK, a banking corporation, the following described real property situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

West 10 acres of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commencing at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 8, and run thence East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 330 feet, more or less, to a point; thence Southerly and parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1320 feet, more or less, to the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Westerly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 330 feet, more or less, to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Northerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1320 feet, more or less, to the point of beginning, and also being known as the West Half of the West Half of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama.

BOOK 256 PAGE 605
TO HAVE AND TO HOLD the above described real property unto CENTRAL STATE BANK, a banking corporation, together with the improvements thereon and the hereditaments and appurtenances thereto belonging; subject, however, to: (1) the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama; (2) easements and rights-of-way as recorded in the Office of the Judge of Probate of Shelby County, Alabama, or evident through use; and, (3) ad valorem taxes for 1989 and subsequent years.

IN WITNESS WHEREOF, Central State Bank and Charles Michael Collins a/k/a Charles M. Collins and wife, Eulynne H. Collins, have caused this instrument to be executed by and through Michael T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Michael T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 11th day of September, 1989.

CHARLES MICHAEL COLLINS a/k/a
CHARLES M. COLLINS and wife,
EULYNNE H. COLLINS

BY: Michael T. Atchison (SEAL)
Michael T. Atchison, as
Auctioneer and Attorney-in-Fact

CENTRAL STATE BANK, a
banking corporation

BY: Michael T. Atchison (SEAL)
Michael T. Atchison, as
Auctioneer and Attorney-in-Fact
Michael T. Atchison (SEAL)
Michael T. Atchison
Auctioneer Conduction said Sale

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Charles Michael Collins a/k/a Charles M. Collins and wife, Eulyenne H. Collins, to the above conveyance, and also signed the name of Central State Bank, a banking corporation, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for said Mortgagee, with full authority, for and as the act of said corporation, and for and as the act of said Charles Michael Collins a/k/a Charles M. Collins and wife, Eulyenne H. Collins, Mortgagors, in the mortgages referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 11th day of September, 1989.

Notary Public

CERTIFICATE OF MORTGAGEE

The undersigned Central State Bank, Calera, Alabama, a banking corporation, does hereby certify that Michael T. Atchison, who acted as auctioneer and attorney-in-fact in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed and directed by Central State Bank, Calera, Alabama, to act as auctioneer and attorney-in-fact for the purpose of making said sale and conveyance.

DATED this 11th day of September, 1989.

ATTEST:

CENTRAL STATE BANK

Carlene R. Hadaway
Its Secretary

BY: [Signature] BOB
I CERTIFY THIS Executive Vice President
INSTRUMENT WAS FILED

89 SEP 15 AM 10:03

[Signature]
JUDGE OF PROBATE

1. Deed Tax	-----	NO TAX COLLECTED
2. Mig. Tax	-----	\$
3. Recording Fee	-----	\$ 10.00
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$ 1.00
6. Certified Stamp Fee	--	\$ 1.00
Total	-----	\$ 15.00