

THE STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

WHEREAS, James E. Braden and wife, Frances Jeanette Braden, did on December 6, 1988, execute a mortgage on the hereinafter described lands to First Bank of Childersburg, a banking corporation which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 217, at Page 706; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, its successors and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the entrance of the County Courthouse, in the City of Columbiana, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz.: August 30, 1989, September 6, 1989, and September 13, 1989 in Shelby County Reporter, a newspaper, then and now published in the County of Shelby, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by William R. Justice,

William R. Justice

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as attorney-in-fact for the mortgagors and as attorney-in-fact for said First Bank of Childersburg, a banking corporation, and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on October 6, 1989, and at said sale First Bank of Childersburg, a banking Corporation was the highest bidder for the said property at and for the sum of \$249,485.70, and said property was sold to the said First Bank of Childersburg, a banking corporation at and for the sum aforesaid.

NOW, THEREFORE, the premises considered, we, the said James E. Braden and wife, Frances Jeanette Braden, and First Bank of Childersburg, a banking corporation by and through our attorney-in-fact, William R. Justice, duly authorized as aforesaid, and William R. Justice as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of \$249,485.70, to us in hand paid by the said First Bank of Childersburg, a banking corporation the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and covney unto the said First Bank of Childersburg, a banking corporation, its successors & assigns the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Parcel 1

SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 21, Range 1 East, situated in Shelby County, Alabama.

Parcel 2

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 15, Township 21, Range 1 East, Shelby County, Alabama, less and except the following: Starting at the Southeast corner of Section 15, Township 21 South, Range 1 East, and going North of the East boundary line of Section 15, for 260 feet to a point of beginning; then left, 88 deg. 17 min. for 435.6 feet; then right 88 deg. 17 min. for 500 feet; then right 91 deg. 43 min. for 435.6 feet to a point on East section line; then South 88 deg. 17 min. for 500 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except any part of subject property lying within a public road right of way.

TO HAVE AND TO HOLD unto the said First Bank of Childersburg, a banking corporation, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, we James E. Braden and wife, Frances Jeanette Braden, and First Bank of Childersburg, a banking corporation by and through our attorney-in-fact, William R. Justice and the said William R. Justice, as auctioneer and person making the sale, have hereunto set our hands and seals this 6th day of october, 1989.

James E. Braden L.S.

By: William R. Justice
Attorney-In-Fact

Frances Jeanette Braden L.S.
Corporation

By: William R. Justice
Attorney-In-Fact

First Bank of Childersburg, a
corporation L.S.

By: William R. Justice
Attorney-In-Fact

William R. Justice
Auctioneer and person making the
said Sale

THE STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, hereby certify that William R. Justice, whose name as attorney-in-fact for James E. Braden and wife Frances Jeanette Braden, and First Bank of Childersburg, a banking corporation and whose name as auctioneer and person making the said sale, 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 this conveyance, that he, in his capacity as such attorney-in-fact for said parties, and with full authority,

executed the same voluntarily for and as their act, and that he, in his capacity as such attorney-in-fact, auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of October, 1989.

Kelly Goolsby
Notary Public

PREPARED BY:
William R. Justice
P.O. Box 557
Columbiana, AL 35051
(205) 669-6701

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 10 PM 3:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

	NO. TAX COLLECTED
1. Deed Tax -----	\$ -----
2. Mort. Tax -----	\$ -----
3. Notary Fee -----	\$ <u>10.00</u>
4. Notary Fee -----	\$ <u>3.00</u>
5. Notary Fee -----	\$ <u>1.00</u>
6. Notary Fee -----	\$ <u>1.00</u>
Total -----	\$ <u>15.00</u>