

STATE OF ALABAMA)

COUNTY OF SHELBY)

3234 102
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit, the 20th day of December, 1976, the Mortgagor, G. T. Kirkpatrick and wife Elsie Kirkpatrick, executed a certain mortgage to The First Bank of Alabaster, a corporation, of Alabaster, Alabama, which said mortgage is recorded in Volume 360, Record of Mortgages, Pages 734 and 735, 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 First Bank of Alabaster, a corporation, 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 News, a newspaper of general circulation in Shelby County, City of Pelham, State of Alabama, in its issues of October 4, 1979, October 11, 1979, and October 18, 1979; and,

WHEREAS, on the 31st day of October, 1979, 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 The First Bank of Alabaster, a corporation, did offer for sale and sell at public outcry in front of the main street entrance of the courthouse at Columbiana, 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 Aquilla Blair Cofer and wife Dorothy Cofer, in the amount of \$16,000.00, which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to Aquilla Blair Cofer and wife Dorothy Cofer, as joint tenants with the right of survivorship; and

WHEREAS, John N. Ferree, Jr., Attorney at Law, acted as Auctioneer as provided in said mortgage and conducted the

BOOK 261 PAGE 83

BOOK 324 PAGE 887

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 \$16,000.00, The First Bank of Alabaster, a corporation, does grant, bargain, sell and convey unto the said Aquilla Blair Cofer and wife Dorothy Cofer, as joint tenants with the right of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

Lots 10, 11, 12 and 13, in Block 15, according to map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 121.

Subject to:

1. All easements, right-of-ways, and set back lines of record.
2. Taxes for 1979 and subsequent years.

TO HAVE AND TO HOLD the above-described property unto the said Aquilla Blair Cofer and wife Dorothy Cofer as joint tenants with the right of survivorship, 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 The First Bank of Alabaster, a corporation, of Alabaster, Alabama, by John N. Ferree, Jr., as Auctioneer and agent for the said The First Bank of Alabaster, a corporation, of Alabaster, Alabama, conducting said sale, has caused these presents to be executed on this the 31st day of October, 1979.

THE FIRST BANK OF ALABASTER

By: John N. Ferree, Jr.
JOHN N. FERREE, JR.,
As Auctioneer and Agent

STATE OF ALABAMA)

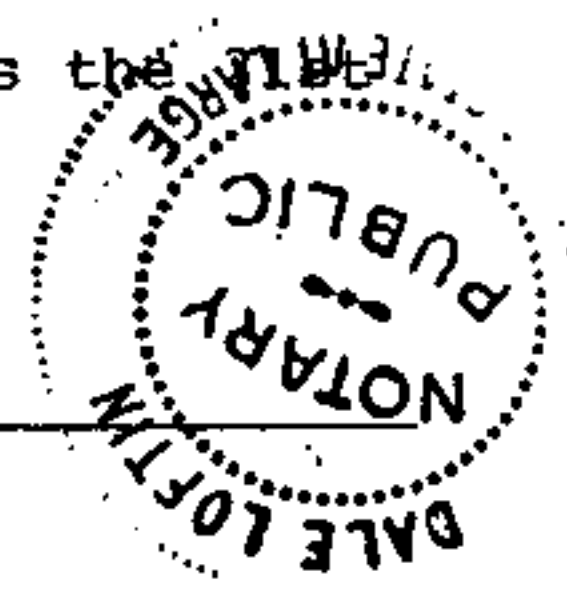
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John N. Ferree, Jr., whose name as Auctioneer and Agent for The First Bank of Alabaster, a corporation, of Alabaster, Alabama, 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, he, in his capacity as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal this the 11th day of October, 1979.

David Loftis
NOTARY PUBLIC



STATE OF ALA. SHELBY CO.

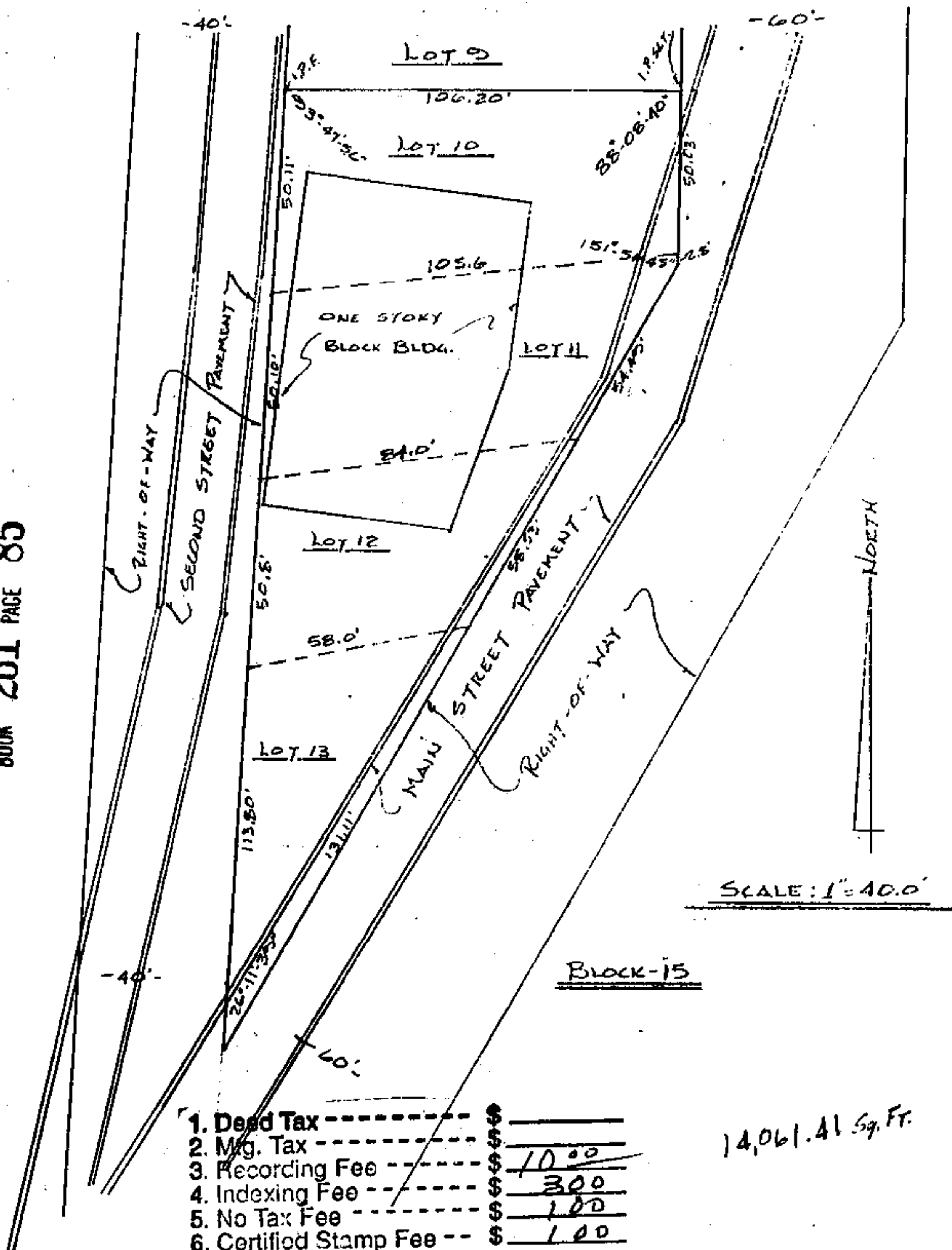
I CERTIFY THIS

1980 FEB 12 PM 2:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Dead tax - 16.00
Rec. 4.50
1.00
21.50

BOOK 261 PAGE 84
BOOK 324 PAGE 888



1. Dead Tax	-----	\$	-----
2. Mfg. 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

14,061.41 Sq. Ft.

STATE OF ALABAMA
COUNTY OF SHELBY

I, Karl Hager, a registered Land Surveyor, in the State of Alabama, hereby certify that the above is a true and correct map or plat of the following described property:

Lots 10, 11, 12, & 13, Block 15, according to the Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate, Shelby County, Alabama.

I further certify that there are no right of ways, easements of joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports there of, including poles, anchor or guy wires on or over said premises except as shown; that I have consulted the Federal Flood Hazard Map (or the U. S. Dept. of the Interior Geological Survey Map) and found that said property does not lie within a flood prone area; that there are no encroachments to said property visible to me except as shown; that improvements are located as shown above.

According to my survey, this the 20th day of August, 1989.

89 OCT 11 PH 3:19

Karl Hager
KARL HAGER, L.S.
REG. NO. 11848

Thomas A. Shannon, Jr.
JUDGE OF PROBATE