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THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

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

First Alabama Bank
P. O. Box 10247
Birmingham, Alabama 1700

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, the 1st day of March, 1989, Davenport Companies, Inc. executed a Mortgage to First Alabama Bank, an Alabama banking corporation, on property hereinafter described, which said Mortgage is recorded in Book 228, Page 494, 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 November 29, December 6 and 13, 1989; and

WHEREAS, on December 21, 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

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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

WHEREAS, Michael B. O'Connor 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 ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED SIXTY-SEVEN AND 02/100 DOLLARS (\$148,367.02).

NOW, THEREFORE, in consideration of the premises and the sum of ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED SIXTY-SEVEN AND 02/100 DOLLARS (\$148,367.02), Davenport Companies, Inc., by and through First Alabama Bank, by and through Michael B. O'Connor, 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 38, according to the Survey of South Lake Cove, as recorded in Map Book 12, page 98 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. Restrictions regarding Alabama Power Company appearing of record in Real Volume 215, page 504, in the Probate Office of Shelby County, Alabama.
3. Agreement with Alabama Power Company as recorded in Real Volume 215, page 521 in the said Probate Office.
4. The rights of upstream and downstream riparian owners with respect to that certain lake (Rutherford Lake) bordering subject property.
5. Mineral and mining rights and rights incident thereto recorded in Volume 111, page 625; Volume 127, page 140 and Volume 121, page 294, in said Probate Office.
6. Restrictions and Protective Covenants as recorded in Real Volume 160, page 492 and Real Volume 160, page 495 in said Probate Office.
7. 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.

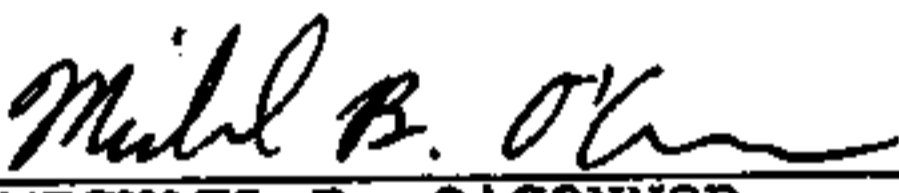
IN WITNESS WHEREOF, Davenport Companies, Inc. has caused these presents to be executed by and through First Alabama Bank, and by and through the undersigned auctioneer conducting said sale, both duly authorized on this the 21st day of December, 1989.

DAVENPORT COMPANIES, INC.

BY: FIRST ALABAMA BANK, an Alabama banking corporation

By: 
CHARLES L. WATKINS, JR.
Its Vice President

AND BY:


MICHAEL B. O'CONNOR
Auctioneer Conducting Sale

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in the aforesaid County in said State, hereby certify that CHARLES L. WATKINS, JR., whose name as Vice President of First Alabama Bank, 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 22nd day of December, 1989.

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 5, 1991


NOTARY PUBLIC

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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 MICHAEL B. O'CONNOR, whose name as Auctioneer for First Alabama 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 the conveyance, he, 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 22nd day of December, 1989.

My commission expires:

7/19/92

Romona D. Rolleston
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN -9 AM 9:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

	NO. TAX COLLECTED
1. Deed Tax	\$ 10.00
2. ...	300.-
3. ...	1.00.-
4. ...	1.00.-
5. ...	15.00