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STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, hereto on, to wit: June 7, 1988, Timothy Wayne Smith and wife, Angie Moore Smith executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF COLUMBIANA, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Volume 188, Page 258-261; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) consecutive weeks prior to said sale 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 same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said FIRST NATIONAL BANK OF COLUMBIANA, did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama in its issues of January 24th, January 31st and February 7th, 1990; and

WHEREAS, on February 10, 1990, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and J. D. Wyatt was the Auctioneer who conducted said sale for FIRST NATIONAL BANK OF COLUMBIANA; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First National Bank of Columbiana, in the amount of Fifteen Thousand (\$15,000.00) Dollars which sum of money FIRST NATIONAL BANK OF COLUMBIANA offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to First National Bank of Columbiana; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifteen Thousand (\$15,000.00) Dollars, on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF COLUMBIANA, by and through J. D. Wyatt, as Auctioneer conducting said sale and as Attorney in fact for FIRST NATIONAL BANK OF COLUMBIANA, and the said J. D. Wyatt, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First National Bank of Columbiana, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE-1/4 of SE-1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said 1/4-1/4 Section; thence run East along the South 1/4-1/4 line 333.71 feet; thence turn left 89 deg.

J. D. C.  
Cel.

03 min. 31 sec. and run North 664.07 feet; thence turn left 91 deg. 02 min. 17 sec. and run West 333.07 feet; thence turn left 88 deg. 54 min. 15 sec. and run South 663.52 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT that part lying within the right of way of Shelby County Highway No. 30.

TO HAVE AND TO HOLD the above described property unto First National Bank of Columbiana, and their 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, FIRST NATIONAL BANK OF COLUMBIANA, has caused this instrument to be executed by and through J. D. Wyatt as Auctioneer conducting said sale, and as Attorney in Fact, and J. D. Wyatt as Auctioneer conducting said sale, has hereto set his hand and seal on this the 13th day of February, 1990.

FIRST NATIONAL BANK OF COLUMBIANA,  
Mortgagee:

By:

*J. D. Wyatt*

J. D. Wyatt  
as Attorney in Fact and  
Auctioneer.

By:

*J. D. Wyatt*

J. D. Wyatt  
as Auctioneer conducting said  
sale.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. D. Wyatt whose name as Auctioneer and Attorney in Fact for FIRST NATIONAL BANK OF COLUMBIANA, 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, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 13th day of February, 1990.

*Betty Horton*  
Notary Public

My Commission Expires: 3/17/92

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that J. D. Wyatt, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

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Given under my hand and official seal the 13th day of February, 1990.

*Betty Horton*  
Notary Public

My Commission Expires: 3/17/92

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

90 FEB 15 PM 12:09

*Thomas C. Davidson, Jr.*  
JUDGE OF PROBATE

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1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	2.50
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	1.00
6. Certified Fee	—	\$	1.00
Total	—	\$	12.50