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STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that a mortgage was executed by ROSC Associates Joint Venture, an Alabama general partnership, to First Southern Federal Savings And Loan Association, dated March 6, 1985, recorded in Real Volume 2662, Page 223, Probate Office of Jefferson County, Alabama, and recorded in Real Book 20, Page 164, Probate Office of Shelby County, Alabama, which mortgage was amended by an Extension And Modification Agreement dated August 1, 1990, recorded in Real Volume 3688, Page 15, Probate Office of Jefferson County, Alabama, and recorded in Book 305, Page 475, Probate Office of Shelby County, Alabama; and

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WHEREAS, default was made in the payment of said mortgage and the said Altus Bank, A Federal Savings Bank, as mortgagee, under and by virtue of the power of sale contained in said mortgage, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms of said mortgage, by publication in the Alabama Messenger, a newspaper of general circulation published in the City of Birmingham, Jefferson County, Alabama, in its issues of February 9, February 16, and February 23, 1991, and by publication in the Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of February 12, February 19, and February 26, 1991; and

WHEREAS, on March 5, 1991, the day on which the foreclosure sale was due to be held under the terms of said notice, between legal hours of sale, said foreclosure sale was duly and properly conducted and Altus Bank, A Federal Savings Bank did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Altus Bank, A Federal Savings Bank in the amount of Three Million, Thirty-Six Thousand, Eight Hundred Thirty-Four and 71/100 Dollars (\$ 3,036,834.71) DOLLARS which sum Altus Bank, A Federal Savings Bank offered to credit on the indebtedness secured by said mortgage, and said property thereupon sold to Altus Bank, A Federal Savings Bank; and

WHEREAS, said mortgage expressly authorized the holder of said mortgage, or auctioneer, or any person conducting said sale for the mortgagee to execute to the purchaser at the said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and of a credit of Three Million, Thirty-Six Thousand, Eight Hundred Thirty-Four and 71/100 Dollars (\$ 3,036,834.71) DOLLARS on the indebtedness secured by said mortgage, the said ROSC Associates Joint Venture, mortgagor, acting by and through Altus Bank, A Federal Savings Bank, as mortgagee, by Gordon O. Tanner, as attorney-in-fact for all parties separately, and by James D. Campbell, as auctioneer and the person conducting the said sale for each of said parties, do hereby GRANT, BARGAIN, SELL and CONVEY unto ALTUS BANK, A FEDERAL SAVINGS BANK, its successors and assigns, the following described real estate situated in Jefferson and Shelby Counties, Alabama, to-wit:

Part of the South half of the NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and part of the N 1/2 of SE 1/4, Section 19, Part of the NW 1/4 of SW 1/4, Section 20, and Part of the SW 1/4 of NW 1/4 of Section 20, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of SE 1/4 of NE 1/4, Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and run thence in a Southerly direction along the East line of said 1/4-1/4 Section for a distance of 343.26 feet to an existing iron pin being on the westerly right of way line of Interstate Highway #65; thence turn an angle to the left of 18 degrees 35 minutes 40 seconds and run in a Southeasterly direction along said right of way line for a distance of 288.88 feet to an existing concrete monument; thence turn an angle to the right of 45 degrees 00 minutes and run in a Southwesterly direction along said right of way line for a distance of 141.18

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feet to an existing concrete monument; thence turn an angle to the left of 45 degrees 30 minutes and run in a Southeasterly direction along said right of way line for a distance of 217.50 feet to an existing concrete monument; thence turn an angle to the left of 28 degrees 24 minutes 37 seconds and run in a Southeasterly direction along said right of way line for a distance of 96.06 feet to an existing concrete monument; thence turn an angle to the right of 33 degrees 56 minutes 58 seconds and run in a Southeasterly direction along said right of way line for a distance of 348.10 feet to an existing concrete monument; thence turn an angle to the left of 33 degrees 06 minutes 03 seconds and run in a Southeasterly direction along said right of way line for a distance of 114.60 feet to an existing concrete monument; thence turn an angle to the right (42 degrees 10 minutes 50 seconds to chord) and run in a Southerly direction along said right of way line for a distance of 311.21 feet to an existing iron pin; thence turn an angle to the right of 82 degrees 58 minutes 53 seconds (from last mentioned chord line) and run in a Southwesterly direction for a distance of 154.84 feet to an existing iron pin; thence turn an angle to the left of 29 degrees 49 minutes 50 seconds and run in a Southwesterly direction for a distance of 66.34 feet to an existing iron pin; thence turn an angle to the right of 37 degrees 31 minutes 55 seconds and run in a Westerly direction for a distance of 100.00 feet to an existing iron pin; thence turn an angle to the right of 51 degrees 15 minutes 55 seconds and run in a Northwesterly direction for a distance of 87.52 feet to an existing iron pin; thence turn an angle to the left of 10 degrees 47 minutes 15 seconds and run in a Northwesterly direction for a distance of 62.42 feet to an existing iron pin; thence turn an angle to the left of 57 degrees 59 minutes 05 seconds and run in a Southwesterly direction for a distance of 42.46 feet to an existing iron pin; thence turn an angle to the right of 4 degrees 20 minutes 41 seconds and run in a Southwesterly direction for a distance of 52.10 feet to an existing iron pin; thence turn an angle to the left of 6 degrees 46 minutes 41 seconds and run in a Southwesterly direction for a distance of 165.35 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 38 minutes and run in a Westerly direction for a distance of 194.85 feet to an existing iron pin; thence turn an angle to the left of 14 degrees 32 minutes 45 seconds and run in a Southwesterly direction for a distance of 131.13 feet to an existing iron pin; thence turn an angle to the left of 20 degrees 13 minutes and run in a Southwesterly direction for a distance of 134.15 feet to an existing iron pin; thence turn an angle to the right of 106 degrees 59 minutes and run in a Northwesterly direction for a distance of 27.34 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 51.85 feet, more or less, to an existing iron pin being on the curved Northeasterly right of way line of Parkway Office Circle as shown on map of Riverchase East Parkway Office Circle, a map of which is recorded in Map Book 7, Page 125, in the Office of the Judge of Probate, Shelby County, Alabama, said curve being concave in a Southwesterly direction and having a central angle of 48 degrees 11 minutes 14 seconds and a radius of 370.00 feet; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 311.18 feet to an existing iron pin and the end of said curve; thence run in a Northwesterly direction along a line tangent

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to end of said curve and along said right of way line for a distance of 177.95 feet to an existing iron pin and the beginning of a curve to the right; said curve being concave in a Northeasterly direction and having a central angle of 15 degrees 25 minutes and a radius of 720.00 feet; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 193.73 feet to an existing iron pin; thence run in a Northwesterly direction along a line tangent to end of said curve and along said right of way line for a distance of 169.00 feet to an existing iron pin; thence turn an angle to the right of 76 degrees 00 minutes and run in a Northeasterly direction for a distance of 1052 feet, more or less, to a point in the centerline of the Cahaba River as it is now located; thence turn an angle to the right and run in an Easterly and Northeasterly directions along the centerline of said Cahaba River to a point of intersection with the North line of the SE 1/4 of NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama; thence turn an angle to the right and run in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 205 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Altus Bank, A Federal Savings Bank, its successors and assigns, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as so provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Altus Bank, A Federal Savings Bank, as mortgagee, and ROSC Associates Joint Venture, as mortgagor, have caused this instrument to be executed by and through Gordon O. Tanner, as attorney-in-fact for all parties separately, and by James D. Campbell, as auctioneer conducting said sale for each of said parties, on this the 5th day of March, 1991.

ROSC ASSOCIATES JOINT VENTURE,
mortgagor

ALTUS BANK, A FEDERAL SAVINGS
BANK mortgagee

By:

GORDON O. TANNER,
as attorney-in-fact

By:

JAMES D. CAMPBELL,
as auctioneer and the person
conducting said sale

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said State and County, hereby certify that GORDON O. TANNER, whose name as attorney-in-fact is signed to the foregoing conveyance, and who signed the name of ROSC Associates Joint Venture and who also signed the name of Altus Bank, A Federal Savings Bank to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, in his capacity as said attorney-in-fact, executed this instrument voluntarily on the day the same bears date, for and as the act of Altus Bank, A Federal Savings Bank, as mortgagee, and as the action of ROSC Associates Joint Venture, mortgagor, in the mortgage referred to in the foregoing conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 5th day of March, 1991.

Judy Phillips
NOTARY PUBLIC

My commission expires: 12-19-93

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES D. CAMPBELL, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of ROSC Associates Joint Venture and who also signed the name of Altus Bank, A Federal Savings Bank to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, in his capacity as said auctioneer and the person conducting the sale, executed this instrument voluntarily on the day the same bears date, for and as the act of Altus Bank, A Federal Savings Bank, as mortgagee, and as the action of ROSC Associates Joint Venture, mortgagor, in the mortgage referred to in the foregoing conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of March, 1991.

J. L. Kay
NOTARY PUBLIC

My commission expires: 7/16/93

Grantee's Address:
Altus Bank, A Federal Savings Bank
P. O. Box 16267
Mobile, Alabama 36616

THIS INSTRUMENT PREPARED BY:
Gordon O. Tanner, Enq.
Sirote & Permutt, P.C.
One St. Louis Centre, Suite 1000
Post Office Drawer 2025
Mobile, Alabama 36652
(205) 432-1671

STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR -5 AM 11:04

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----
2. Mtg. Tax	-----
3. Recording Fee	-----
4. Indexing Fee	-----
5. No Tax Fee	-----
6. Certified Fee	-----
Total	-----

No TAX PAID
17.50