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SEND TAX NOTICE TO:  
SouthTrust Bank of Alabama, N.A.  
Post Office Box 2554  
Birmingham, Alabama 35290

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: the 27th day of May, 1987, James H. Haggard, a married man and William D. Rogers, a married man, Mortgagor's, executed a certain mortgage to SouthTrust Bank of Alabama, N.A., said Mortgage's being recorded in Real Volume 137, Page 964, 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 said SouthTrust Bank of Alabama, N.A., 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of February 13, February 20, and February 27, 1991; and

WHEREAS, on March 8, 1991, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said SouthTrust Bank of Alabama, N.A., as Mortgagee, did offer for sale and sell at public outcry, at the main entrance of the Court House of Shelby County, Columbiana, 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 the said SouthTrust Bank of Alabama, N.A., in the amount of One Hundred Twenty Thousand Six Hundred and 10/100 (\$120,600.00) Dollars, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SouthTrust Bank of Alabama, N.A.; and

WHEREAS, Alan D. Levine conducted said sale on behalf of the said SouthTrust Bank of Alabama, N.A.; 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;

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James H. Haggard  
William D. Rogers  
S. Co.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Twenty Thousand Six Hundred and 10/100 (\$120,600.00) Dollars, James H. Haggard a married man and William D. Rogers, a married man Mortgagor's, by and through the said SouthTrust Bank of Alabama, N.A., Mortgagee's by Alan D. Levine as auctioneer, does grant bargain, sell and convey unto the said SouthTrust Bank of Alabama, N.A., the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land partly in the SE 1/4 - NW 1/4 and partly in the SW 1/4 - NE 1/4 all in Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

From the NW Corner of the SE 1/4 - NW 1/4 Section 35, as Beginning Point, run Easterly along a monumented line depicting the South line of Oak Dale Estates Subdivision, as the same appears on record in the Probate Office, Shelby County, Alabama, in Map Book 5, page 98 (said line being marked periodically by fences not entirely in straight line) for 1410.8 feet to an iron rod marking the Northeast corner of a certain parcel of land heretofore described in Volume of Deeds 233 at page 224 in said Probate Office; thence run a magnetic bearing of South 11 degrees, 11 minutes and 08 seconds West for 521.25 to an iron rod heretofore established on said lot; thence run North 89 degrees, 24 minutes, 16 seconds East along the South line of said lot for 419.77 feet to an iron rod heretofore established on said lot, said Point being located on the Westerly right of way line of Alabama Highway No. 119; thence run along said road right of way line South 11 degrees, 03 minutes 45 seconds West for 296.6 feet to the Northeast corner of a two acre parcel of land being retained by its present owner, Victor Traylor; thence run South 89 degrees, 17 minutes, 18 seconds West along the North line of said 2 acre lot for 426 feet; thence run along the West line of said 2 acre lot South 11 degrees 03 minutes 45 seconds West for 208.7 feet; thence run along the South line of said 2 acre lot North 89 degrees, 17 minutes, 18 seconds East for 426 feet to a Point on said right of way line of said highway; thence run along said highway right of way line South 11 degrees, 03 minutes, 45 seconds West for 358.83 feet to a fence depicting the South line of the SW 1/4 - NE 1/4 thence run West along said fence for 1558 feet to a cross tie post marking the Southwest corner of the SE 1/4 - NW 1/4 thence run along a fence marking the West line of said SE 1/4 - NW 1/4 North 00 degrees, 09 minutes, 36 seconds West for 1,279.04 feet, back to a cross tie post marking the Point of Beginning.

TO HAVE AND TO HOLD, the above described property unto the said SouthTrust Bank of Alabama, N.A., their heirs 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.

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IN WITNESS WHEREOF, the said James H. Haggard, a married man and William D. Rogers, Mortgagor's, by the said SouthTrust Bank of Alabama, N.A., as Mortgagee's, by Alan D. Levine, as auctioneer conducting said sale cause these presents to be executed on this the 8th day of March, 1991.

JAMES H. HAGGARD, MORTGAGOR

WILLIAM D. ROGERS, MORTGAGOR

SOUTHRUST BANK OF ALABAMA,  
NATIONAL ASSOCIATION, MORTGAGEE

BY:

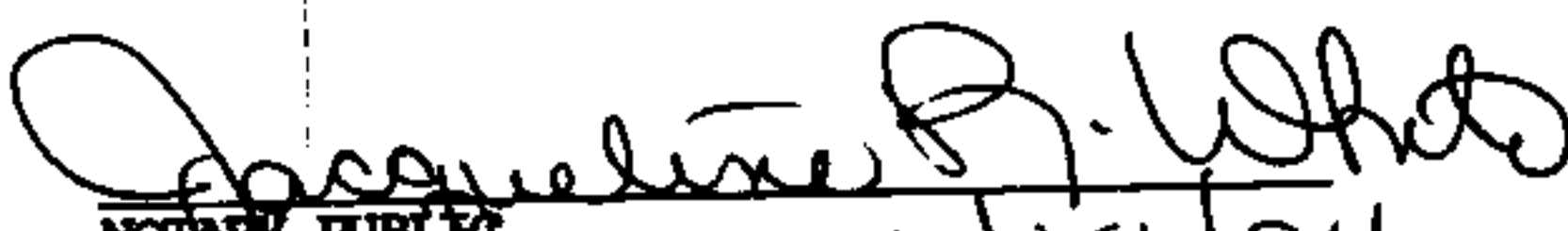
  
ALAN D. LEVINE  
As Auctioneer

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan D. Levine, whose name as auctioneer for the said SouthTrust Bank of Alabama, N.A., 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 same bears dated.

Given under my hand and official seal on this the 8th day of March, 1991.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/18/94

THIS INSTRUMENT WAS PREPARED BY:

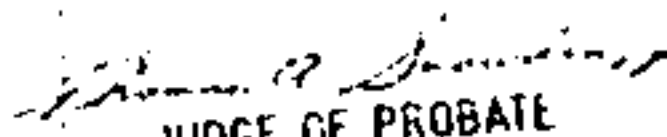
LEVINE AND SCHILLING  
2326 Highland Avenue, South  
Birmingham, Alabama 35205  
(205) 328-0460

NO TAX COLLECTED

|                  |         |
|------------------|---------|
| 1. Deed Tax      | —       |
| 2. Mtg. Tax      | —       |
| 3. Recording Fee | — 7.50  |
| 4. Indexing Fee  | — 5.00  |
| 5. No Tax Fee    | — 1.00  |
| 6. Certified Fee | — 1.00  |
| Total            | — 14.50 |

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAR -8 PM 12:27

  
JUDGE OF PROBATE