

STATE OF ALABAMA

COUNTY OF SHELBY

1534

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS; that whereas, heretofore, to-wit: DAVID PAUL CARDEN and wife, ANGIE HALL CARDEN, executed a certain mortgage on the property hereinafter described to First State Bank of Bibb County, which said mortgage is recorded in Mortgage Book 258, at Page 248, in the Office of the Probate Judge of Shelby County, Alabama, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City 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 State Bank of Bibb County did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of December 26, 1990, January 2, 1991, and January 9, 1991; and

WHEREAS, on January 22, 1991, the day of 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 First State Bank of Bibb County did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Jack W. Meigs was the Auctioneer who conducted said sale for the said First State Bank of Bibb County and

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Earnest Vandevliet P.O. Box 174 Lagrange, 3.

WHEREAS, the highest and best bid for the property described in the
aforementioned mortgage was the bid of Earnest Allen Vanderslice
in the amount of Two thousand and No/100 ***** Dollars
(\$2,000.00), which sum of money, Earnest Allen Vanderslice, offered
to credit on the indebtedness secured by said mortgage and said property was
thereupon sold to Earnest Allen Vanderslice,

NOW THEREFORE, in consideration of the premises and of a credit in the
amount of \$ 2,000.00 on the indebtedness secured by said mortgage, the said
First State Bank of Bibb County, by and through Jack W. Meigs, as Auctioneer
conducting said sale and as attorney-in-fact for First State Bank of Bibb
County, and the said Jack W. Meigs, the Auctioneer conducting said sale, does
hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Earnest Allen
Vanderslice, the following described property situated in Shelby
County, Alabama to-wit:

Begin at a concrete post on the Southeasterly right-of-way of Interstate
Highway No. 65, run South 24 feet to a point on the 40 line of the SW $\frac{1}{4}$ of the
NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West; run East on the 40 line 137
feet to the West side of right-of-way of South Central Bell Telephone Company;
thence Northwest 185 feet; thence West 50 feet to a concrete post on the
Southeasterly right-of-way of Highway 65; thence run parallel with fence on
right-of-way 129 feet to the point of beginning; containing 0.35 acres and
being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, rights-of-way, limitations, if
any, of record.

TO HAVE AND TO HOLD the above described property unto Earnest Allen
Vanderslice, his 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.

IN WITNESS WHEREOF, First State Bank of Bibb County has caused this
instrument to be executed by and through Jack W. Meigs as Auctioneer
conducting said sale, and as attorney-in-fact, and Jack W. Meigs, as
Auctioneer conducting said sale, has hereto set his hand and seal on this the
22nd day of January, 1991.

Jack W. Meigs
as Auctioneer conducting sale

Jack W. Meigs
as attorney in fact for First
State Bank of Bibb County