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This instrument prepared by:
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8805-91-65311

SOUTHTRUST BANK OF ALABAMA,
NATIONAL ASSOCIATION

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 30, 1989, Gerald Wayne Espey and wife, Linda D. Espey, mortgagors, executed a certain mortgage to SouthTrust Bank of Alabama, National Association, which said mortgage is recorded in Book 275, page 157, 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, National Association, 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of September 25, October 2, and October 9, 1991; and,

WHEREAS, on October 23, 1991, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said SouthTrust Bank of Alabama, National Association, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, 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 SouthTrust Bank of Alabama, National Association, in the amount of Fifty-two Thousand Four Hundred Forty-six and 13/100 Dollars (\$52,446.13) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to SouthTrust Bank of Alabama, National Association; and,

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WHEREAS, Danna Long acted as auctioneer as provided in said mortgage and conducted the said sale; 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.

NOW, THEREFORE, in consideration of the premises and the credit of Fifty-two Thousand Four Hundred Forty-six and 13/100 Dollars (\$52,446.13), Gerald Wayne Espey and wife, Linda D. Espey, mortgagors, by and through the said Danna Long, do grant, bargain, sell and convey unto the said SouthTrust Bank of Alabama, National Association, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, and run East along the South line thereof 1108.23 feet to the East right of way line of Lokey Ferry Road; thence 113 degrees 15 minutes 00 seconds left and run Northwesterly along said right of way line 800.17 feet to an arc on said right of way line; thence run along said arc (Radius equals 1165.84 feet) 102.08 feet to the point of beginning; thence continue along said arc (to the left) 161.85 feet; thence 90 degrees right from tangent and run 9.82 feet; thence 77 degrees 02 minutes 16 seconds left and run 34.57 feet; thence 84 degrees 18 minutes 34 seconds right and run 142.04 feet; thence 91 degrees 31 minutes 54 seconds right and run 185.00 feet; thence 83 degrees 32 minutes 29 seconds right and run 141.52 feet to the point of beginning.

SUBJECT TO ad valorem taxes for the current year.

SUBJECT TO any and all easements, restrictions or encumbrances of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD, the above described property unto the said SouthTrust Bank of Alabama, National Association, its 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, the said SouthTrust Bank of Alabama, National Association, by Danna Long, as auctioneer conducting said sale, has caused these presents to be executed on this, the ____ day of _____, 1991.

SOUTHTRUST BANK OF ALABAMA,
NATIONAL ASSOCIATION

By: *Danna Long*
Danna Long, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danna Long, whose name as auctioneer for SouthTrust Bank of Alabama, National Association, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of October, 1991.

Deidre G. Rafford
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 OCT 28 AM 9:45
James A. Snowdon, Jr.
JUDGE OF PROBATE

1. Doc. Tax	
2. Mig. 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