

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

2162

KNOW ALL MEN BY THESE PRESENTS, That, whereas, hereto on, to wit: October 12, 1988, James W. Boatwright and wife, Joyce J. Boatwright 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 209, Page 641; 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 November 13, 20, and 27, 1991; and

WHEREAS, on December 6, 1991, 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 William R. Justice 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 Six Thousand Eight Hundred Dollars (\$6,800.00) 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 Six Thousand Eight Hundred Dollars (\$6,800.00), on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF COLUMBIANA, by and through William R. Justice, as Auctioneer conducting said sale and as Attorney in fact

for FIRST NATIONAL BANK OF COLUMBIANA, and the said William R. Justice, 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:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ for 196.66 feet to the point of beginning; thence continue last described course for 616.42 feet to the Westerly right of way of Shelby County Road No. 441; thence 151 deg. 48 min. 08 sec. left, run Northeasterly along said right of way for 323.81 feet to a curve to the left, having a radius of 1062.26 feet; thence run along said curve and right of way for 325.10 feet to the end of said curve; thence continue along said right of way for 25.31 feet to a point that is 200.0 feet Southwesterly along said right of way from the North line of said $\frac{1}{4}$ $\frac{1}{4}$; thence 100 deg. 30 min. 11 sec. left, run 270.49 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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 William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 6th day of December, 1991.

FIRST NATIONAL BANK OF COLUMBIANA,
Mortgagee:

By: William R. Justice
William R. Justice
as Attorney in Fact and
Auctioneer.

By: William R. Justice
William R. Justice
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 William R. Justice 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 6th day of December, 1991.

Stephanie A. Freeman AKA Stephanie A. Willis
Notary Public

September 20, 1993
My Commission Expires:

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, 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.

Given under my hand and official seal the 6th day of December, 1991.

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

91 DEC -6 PM 12:05

JUDGE OF PROBATE

Stephanie A. Freeman AKA Stephanie A. Willis
Notary Public

September 20, 1993
My Commission Expires

1. Deed Tax	<u>No Tax</u>
2. Mtg. Tax	<u>\$2.50</u>
3. Recording Fee	<u>\$3.00</u>
4. Indexing Fee	<u>\$1.00</u>
5. No Tax Fee	<u>\$7.00</u>
6. Certified Fee	<u>\$12.50</u>
Total	<u>\$12.50</u>