

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On June 26, 1987, James P. Poe (a/k/a James Powell Poe), a married man and his wife, Lala Ann Poe executed a certain mortgage on the property hereinafter described to First Commercial Bank which said mortgage is recorded in Book 138, Page 653, 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Commercial Bank 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 March 4, March 11, March 18 and April 8, 1992; and

WHEREAS, on April 10, 1992, 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 was duly and properly conducted, and First Commercial Bank did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Anne C. Vines was the Auctioneer who conducted said sale for the said First Commercial Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of First Commercial Bank in the amount of Forty-Two Thousand and No/100 Dollars (\$42,000.00) which sum of money First Commercial Bank offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to First Commercial Bank; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Forty-Two Thousand and No/100 Dollars (\$42,000.00) the indebtedness secured by said mortgage, First Commercial Bank, by and through Anne C. Vines, as Auctioneer conducting said sale and as attorney in fact for First Commercial Bank and the said Anne C. Vines as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First Commercial Bank the following described property situated in Shelby County, Alabama to-wit:

Lot 4, Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate in Shelby County, Alabama.
LESS AND EXCEPT any easements of record and the following described parcel: Commence at

the SE corner of Lot 4, Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in said Probate Office; thence run in a northerly direction along the east line of said Lot for a distance of 374 feet to a point on the edge of Indian Valley Lake, said point being the point of beginning. From the point of beginning thus obtained continue in a northerly direction along the easterly line of said Lot 4 for a distance of 54 feet to a point on the edge of Indian Valley Lake; thence run in a southwesterly, southerly and southeasterly direction along the edge of Indian Valley Lake to the point of beginning.

TO HAVE AND TO HOLD the above described property unto First Commercial Bank, 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 First Commercial Bank has caused this instrument to be executed by and through Anne C. Vines as Auctioneer conducting said sale, and as attorney in fact, and Anne C. Vines as Auctioneer conducting said sale has hereto set her hand and seal on this the 10th day of April, 1992.

FIRST COMMERCIAL BANK

By: Anne C. Vines
Anne C. Vines as
Auctioneer and Attorney in Fact

Anne C. Vines
Anne C. Vines as
Auctioneer conducting said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Anne C. Vines whose name as Auctioneer and Attorney in Fact for First Commercial Bank 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, she, in her 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 this the 10th day of April, 1992.

Brenda H. Adams
Notary Public
My commission expires: 9-6-95

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Anne C. Vines 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 the 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 the 10th day of April, 1992.

Brenda H. Adams

Notary Public

My commission expires: 9-6-95

This instrument prepared by:

William A. Ratliff, Esq.
WALLACE, JORDAN, RATLIFF,
BYERS & BRANDT
SouthBridge Building - Suite 525
2000-A SouthBridge Parkway
Birmingham, Alabama 35209
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04/10/1992 4117
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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