

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Ricky Claude Turner, a single person, did on April 4, 1989, execute to the First Bank of Childersburg, Childersburg, Alabama, a mortgage on the lands hereinafter described to secure an indebtedness specifically set forth therein, which mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Book 239, Pages 860, 861, and 862, and

WHEREAS, said mortgage, together with the debt secured thereby, and all of the mortgagee's right, title and interest in and to the property therein described, is now owned by the said the First Bank of Childersburg, of Childersburg, Alabama, and

WHEREAS, default was made in the performance of the conditions of said mortgage, and

WHEREAS, the First Bank of Childersburg, Childersburg, Alabama, under the option and privilege contained in said mortgage, declared the entire indebtedness due and payable and instructed Richard W. Vickers its attorney-in-fact, to sell, under the powers of sale contained in the mortgage, the lands therein described, and

WHEREAS, said lands were advertised for sale in strict compliance with the provisions of said mortgage by publication in the SHELBY COUNTY REPORTER, a newspaper published in Shelby County, Alabama, in the issues of said newspaper dated April 8, April 15, and April 22, 1992, and were sold in accordance with the published notice and in conformity with the power of sale contained in said mortgage to the First Bank of Childersburg on April 29, 1992, at the front courthouse door in the City of Columbiana, Alabama, for Thirty-Two Thousand Four Hundred Seventy-Two and 76/100 (\$32,472.76) Dollars, that being the highest bid for same:

NOW, THEREFORE, in consideration of the premises and the sum of Thirty-Two Thousand One Hundred Seventy-Two and 76/100 (\$32,472.76) Dollars, in hand paid by the First Bank of Childersburg of Childersburg, Alabama, the receipt of which is hereby acknowledged, we the said mortgagor and the First Bank of Childersburg of Childersburg, Alabama, all acting herein by Richard W. Vickers, our attorney-in-fact, and the auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama to execute a deed to the purchasers in our names, do hereby grant, bargain, sell and convey unto the First Bank of Childersburg of Childersburg, Alabama, the following described property in Shelby County, Alabama, to-wit:

05/04/1992-6959
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD

12.50

✓ Richard W Vickers
PO Drawer 1080
Alabaster, AL 35007

Lot 16, according to the survey of Mooney Estates, as recorded in the office of the Judge of Probate, Shelby County, Alabama in Map Book 12, Page 82.

TO HAVE AND TO HOLD unto the said First Bank of Childersburg of Childersburg, Alabama, its successors and assigns forever.

IN WITNESS WHEREOF, the said mortgagor and the First Bank of Childersburg of Childersburg, Alabama, have hereunto set their hands and seals on this the 29th day of APRIL, 1992, by and through Richard W. Vickers, acting herein as their attorney-in-fact and as auctioneer.

Richard W. Vickers (L.S.)
by Richard W. Vickers

BY: Richard W. Vickers
As Attorney-In-Fact and Auctioneer
The First Bank of Childersburg
Childersburg, Alabama (L.S.)

BY _____
Its President

BY: Richard W. Vickers
As Attorney-in-fact and Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned authority, a Notary Public, in and for said County and State, hereby certify that Richard W. Vickers, whose name as attorney-in-fact and 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, he, in his capacity as attorney-in-fact and as auctioneer, with full authority, in the name and as the act of Ricky Claude Turner, a single person, and the First Bank of Childersburg, Childersburg, Alabama, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 1992.

Brenda M. Locke
Notary Public

My Commission Expires: 5-13-93

05/04/1992-6959
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50