

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
1003-91-65499

CENTRAL BANK OF THE SOUTH

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: NOVEMBER 25, 1987, James H. Haggard and wife, Ann B. Haggard, mortgagors, executed a certain mortgage to Central Bank of the South which said mortgage is recorded in Book 162, page 419, 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 Central Bank of the South 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 February 19, 26, and March 4, 1992; and,

WHEREAS, on March 18, 1992, 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 Central Bank of the South 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 Central Bank of the South in the amount of Fifty-two Thousand Nine Hundred Twenty-seven and 37/100 Dollars (\$52,927.37) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Central Bank of the South; and,

WHEREAS, Charles L. Denaburg acted as auctioneer as provided in said mortgage and conducted the said sale; and,

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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 Nine Hundred Twenty-seven and 37/100 Dollars (\$52,927.37), James H. Haggard and wife, Ann B. Haggard, mortgagors, by and through the said Charles L. Denaburg, do grant, bargain, sell and convey unto the said Central Bank of the South, the following described real property, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 Central Bank of the South, 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 Central Bank of the South, by Charles L. Denaburg, as auctioneer conducting said sale, has caused these presents to be executed on this, the 14th day of May, 1992.

CENTRAL BANK OF THE SOUTH

BY:


Charles L. Denaburg, As Auctioneer

THE STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Denaburg, whose name as auctioneer for Central Bank of the South, 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, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of May, 1992.

Danna Penn Lag
Notary Public

EXHIBIT A

PARCEL I:

Commence at an axle found in place marking the Northeast corner of the Southwest Quarter of Northeast Quarter Section 36, Township 21 South, Range 1 West, thence run Southerly along the East boundary line of said Quarter-Quarter Section a distance of 701.87 feet to the point of beginning; thence continue along said line a distance of 701.87 feet to a point; thence turn an angle of 88 degrees, 25 minutes, 10 seconds to the right and run a distance of 1,238.46 feet to a point; thence turn an angle of 91 degrees, 34 minutes, 50 seconds to the right and run a distance of 702.64 feet to a point; thence turn an angle of 88 degrees, 27 minutes, 18 seconds to the right and run a distance of 1,238.44 feet to the point of beginning. Said parcel of land is lying in the Southwest Quarter of Northeast Quarter Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

PARCEL II:

Commence at an axle found in place marking the Northeast corner of the Southwest Quarter of Northeast Quarter Section 36, Township 21 South, Range 1 West, thence run Southerly along the East boundary line of said Southwest Quarter of Northeast Quarter and the East boundary line of the Northwest Quarter of Southeast Quarter of said Section 36, a distance of 1,403.74 feet to a point; thence turn an angle of 88 degrees, 25 minutes, 10 seconds to the right and run a distance of 1,238.4 feet to a point; thence turn an angle of 88 degrees, 25 minutes, 10 seconds to the left and run a distance of 100.00 feet to the point of beginning; thence continue along the same line a distance of 262.64 feet to a point; thence turn an angle of 88 degrees, 23 minutes, 01 seconds to the right and run a distance of 960.77 feet to a point; thence turn an angle of 71 degrees, 43 minutes, 38 seconds to the right and run a distance of 622.29 feet to a point; thence turn an angle of 71 degrees, 30 minutes, 00 seconds to the left and run a distance of 261.85 feet to a point on the East 40 foot right of way line of County Highway 47; thence turn an angle of 82 degrees, 55 minutes, 50 seconds to the right and run along said right of way line and along a curve to the left (concave Westerly) and having a central angle of 10 degrees, 23 minutes, 21 seconds and a radius of 1,949.86 feet, an arc distance of 353.55 feet to a point where said right of way line intersects the South line of a private roadway easement; thence turn an angle from the tangent of said curve of 107 degrees, 04 minutes, 28 seconds to the right and run along the South 30 foot right of way line of said private roadway easement a distance of 275.00 feet to a point; thence continue along said right of way line along a curve to the right (concave Southerly) having a central angle of 11 degrees, 15 minutes, 05 seconds and a radius of 477.60 feet to an arc distance of 93.79 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 19.54 feet to a point; thence continue along said right of way along a curve to the left (concave Northerly) having a central angle of 7 degrees, 17 minutes, 22 seconds and a radius of 808.98 feet to an arc distance of 102.92 feet to a point; thence continue along said right of way along the tangent of a curve a distance of 186.36 feet to a point; thence continue along said right of way along a curve to the left (concave Northerly)

CONTINUED: . . .

having a central angle of 14 degrees, 18 minutes, 59 seconds and a radius of 425.14 feet an arc distance of 106.23 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 46.64 feet to a point; thence continue along said right of way along a curve to the right (concave Southerly) having a central angle of 9 degrees, 17 minutes, 42 seconds and a radius of 589.41 feet to an arc distance of 95.62 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 535.89 feet to a point; thence turn an angle of 92 degrees, 49 minutes, 58 seconds to the right and continue along said right of way a distance of 671.50 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 60.00 feet to the point of beginning; said parcel of land is lying in the Southwest Quarter of Northwest Quarter, the Southeast Quarter of Northwest Quarter, the Southwest Quarter of Northeast Quarter, the Northeast Quarter of Southwest Quarter and the Northwest Quarter of Southeast Quarter, all in Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

LESS AND EXCEPT that part sold to Carol Jones and Carolyn Jones in recorded Real 263, page 256 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

A parcel of land lying the SE 1/4 of the NW 1/4, SW 1/4 of NE 1/4, NE 1/4 of SW 1/4 and NW 1/4 of SE 1/4 all in Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Commence at an axle found in place marking the NE corner of the SW 1/4 of NE 1/4, Section 36, Township 21 South, Range 1 West; thence run Southerly along the East boundary line of said 1/4 - 1/4 Section a distance of 1403.74 feet to a point; thence turn an angle of 88 degrees, 25 minutes, 10 seconds to the right and run westerly a distance of 1238.46 feet to an iron pin on the East boundary line of a 60 foot roadway easement. Thence continue along the same line of direction a distance of 60.03 feet to a point where the west boundary line of said roadway easement which shall be the point of beginning; thence continue along the same line of direction a distance of 781.40 feet to a point; thence turn an angle of 91 degrees, 36 minutes, 59 seconds to the right and run northerly a distance of 537.35 feet to a point on the South boundary line of a 60 foot roadway easement; thence turn an angle of 87 degrees, 48 minutes, 40 seconds to the right and run Easterly along said easement and along a curve to the left (concave Northerly and having a radius of 425.14 feet and a central angle of 14 degrees, 18 minutes, 59 seconds) for an arc distance of 106.23 feet to a point; thence continue along said easement and along the tangent of last curve a distance of 46.64 feet to a point; thence continue along said easement and along a curve to the right (concave Southerly and having a radius of 589.41 feet an a central angle of 9 degrees, 12 minutes, 42 seconds for an arc distance of 95.62 feet to a point; thence continue along said roadway easement and along the tangent of last curve a distance of 535.89 feet to a point; thence turn an angle of 92 degrees, 49 minutes, 58 seconds to the right and run Southerly a distance of 573.19 feet to the point of beginning.