

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 4th day of December, 1986, Nickie C. Freeman and wife, Linda G. Freeman, executed a certain mortgage to Merchants & Planters Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Mortgage Book 104, Page 308 in the Probate Office of Shelby County, Alabama, and,

WHEREAS, Merchants & Planters Bank is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Merchants & Planters Bank as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned, F. Hilton-Green Tomlinson, as Auctioneer, Agent and Attorney-in-Fact for the said Merchants & Planters Bank advertising the said property described in said mortgage herein mentioned, for sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 9th day of September, 1992, during the legal hours of sale, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Merchants & Planters Bank for the sum of \$4,889.85, which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of \$4,889.85, and in consideration of the premises, and the law in such cases made and provided, I, the said F. Hilton-Green Tomlinson, as such Auctioneer, Agent, and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Merchants & Planters Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to wit:

Lot 4, according to the survey of Carrie Mae Wooley Subdivision, according to map or plat of said subdivision recorded in Map Book 7 at page 46, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD all of the above described and granted premises unto the said Merchants & Planters 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, the said Nickie C. Freeman and wife, Linda G. Freeman, Mortgagors, by and through the said Merchants & Planters Bank, Mortgagee, by and through F. Hilton-Green Tomlinson, as Auctioneer, Agent, and Attorney in Fact for the said Merchants & Planters Bank caused these presents to be executed on this the 9th day of September, 1992.

F. Hilton-Green Tomlinson
F. Hilton-Green Tomlinson
As Auctioneer,
Agent and Attorney in Fact for
Merchants & Planters Bank
Owner and Holder of said mortgage.

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, and for said County in said State, hereby certify that F. Hilton-Green Tomlinson, whose name as Auctioneer, Agent and Attorney in Fact for Merchants & Planters Bank, owner and holder of said mortgage, 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of September, 1992.

Lora D. Harrison
Notary Public

MY COMMISSION EXPIRES JUNE 6, 1994

Inst # 1992-19476

09/09/1992-19476
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 10.00