

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
1003-68640

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 2, 1990, Barry K. McLean and wife, Chris W. McLean, mortgagors, executed two certain mortgages to Central Bank of the South which said mortgages are recorded in Book 318, page 340 and in Book 318, page 344, 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 mortgages, and the said Central Bank of the South did declare all of the indebtedness secured by said mortgages due and payable, and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages, 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 April 14, 21 and 28, 1993; and,

WHEREAS, on May 12, 1993, 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

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described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of Central Bank of the South in the amount of Four Hundred Thousand and no/100 Dollars (\$400,000.00) which sum was offered to be credited to the indebtedness secured by said mortgages, and said property was thereupon sold to Central Bank of the South; and,

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

WHEREAS, said mortgages 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 Four Hundred Thousand and no/100 Dollars (\$400,000.00), Barry K. McLean and wife, Chris W. McLean, 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:

Parcel 1

Lot 9, according to the survey of Brush Creek Farms, as recorded in Map Book 8, page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Lot 10, according to the survey of Brush Creek Farms, as recorded in Map Book 8, page 89, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part described in Deed Book 352, page 33 in said Probate Office.

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 21st day of May, 1993.

CENTRAL BANK OF THE SOUTH

By:

Charles L. Denaburg, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON 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 21st day of May, 1993.

Danna Penn Long
Notary Public

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