

This instrument prepared by:  
Jerry E. Held, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
First American Bank  
P. O. Box 100  
Pelham, AL. 35124  
(Acct. #817344506)

STATE OF ALABAMA       )  
COUNTY OF SHELBY      )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of May, 1991, Cheryl J. Hill and Larry W. Hill, Sr., executed that certain mortgage on real property hereinafter described to First American Bank of Pelham, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 342, at Page 805; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First American Bank of Pelham did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 30, and July 7, 14, 1993; and

07/27/1993-22032  
11:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1993-22032

WHEREAS, on July 27, 1993, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and First American Bank of Pelham did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James D. Campbell was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First American Bank of Pelham; and

WHEREAS, First American Bank of Pelham was the highest bidder and best bidder in the amount of Ninety-Four Thousand, Nine Hundred Seven and 46/100 Dollars (\$94,907.46) on the indebtedness secured by said mortgage, the said First American Bank of Pelham, by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for Mortgagee, First American Bank of Pelham, does hereby grant, bargain, sell and convey unto First American Bank of Pelham, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the NE corner of Section 9, run thence in a Westerly direction along the North line of Section 9 for a distance of 134 yards, more or less, to an iron pin set in a concrete base, which is the point of beginning of the tract of land herein described and conveyed, said point being in line with a pasture fence as now located; from said point of beginning, run in a Southerly direction along said pasture fence for a distance of 1175.5 feet, more or less, to an iron pin set in a concrete base on the North line of the right of way of the public road known as the Vincent Road; run thence in a Westerly direction along the North right of way line of said road for a distance of 1340 feet to a point; run thence 86 degrees 30 minutes to the right and run North for a distance of 1262 feet to a point on the North line of the lands described in Deed Book 168, on Page 320, in the deed from George W. Smith to Clolece Williamson and Christine Williamson; run thence along the North line of said last named deed North 86 degrees 45 minutes East for a distance of 1340 feet, more or less, to the point of beginning of the tract of land herein described and conveyed; all of this land being in Section 9, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto First American Bank of Pelham, its successors/heirs and assigns

forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, First American Bank of Pelham, Mortgagee, has caused this instrument to be executed by and through James D. Campbell as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said James D. Campbell, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 27th day of July, 1993.

First American Bank of Pelham

By:

  
James D. Campbell  
Auctioneer and Attorney-in-Fact

James D. Campbell  
Auctioneer Conducting Said Sale

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Campbell, whose name as auctioneer and attorney-in-fact for First American Bank of Pelham, Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

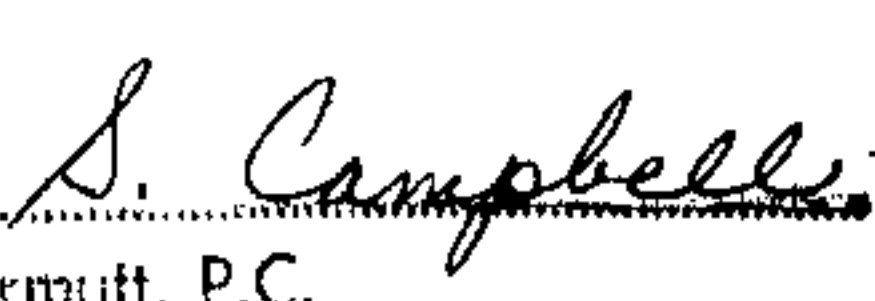
Given under my hand and official seal on this 27th day of July, 1993.

  
Notary Public

My Commission Expires: 7/16/97

Inst # 1993-22032

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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.50

Return To   
Sirote & Permutt, P.C.  
2222 Arlington Avenue  
P. O. Box 55727  
Birmingham, Alabama 35255