

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 16th day of May, 1992, Bobby C. Roberts and wife, Lee Ellen M. Roberts, executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded bearing Instrument Number 1992-09192 in the Probate Office of Shelby County, Alabama, and,

WHEREAS, Central State 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 Central State 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 Central State 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 25th day of January, 1995, 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 Central State Bank for the sum of Nineteen Thousand, Four Hundred Eleven Dollars and 27/100 (\$19,411.27), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of \$19,411.27, 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 Central State Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to wit:

Beginning at an Iron Pin at the SE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West, thence run West along South line of forty a distance of 375 feet where Northwest right of way to Shelby County Road No. 86 intersects said forty line to a point; thence run Northeast along Northwest right of way of said County

Pritchard, M. S. Call

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Road a distance of 99 feet to a point which is the point of beginning of described lot; thence run Northeast along County right of way a distance of 100 feet to a point; thence run Northwest a distance of 189 feet to a point; thence run Southwest a distance of 100 feet to a point; thence run Southeast a distance of 189 feet to the point of beginning, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Central State 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 Bobby C. Roberts and Lee Ellen M. Roberts, Mortgagors, by and through the said Central State Bank, Mortgagee, by and through F. Hilton-Green Tomlinson, as Auctioneer, Agent, and Attorney in Fact for the said Central State Bank caused these presents to be executed on this the 25th day of January, 1995.

F. Hilton-Green Tomlinson
F. Hilton-Green Tomlinson
As Auctioneer,
Agent and Attorney in Fact for
Central State 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 Central State 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 25th day of January, 1995.

[Signature] Expires: 6/23/97
Notary Public

THIS INSTRUMENT PREPARED BY
F. HILTON-GREEN TOMLINSON
PRITCHARD, McCALL & JONES
800 FINANCIAL CENTER
BIRMINGHAM, ALABAMA 35203

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