

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: September 10, 1981, Barney Richard Sanders executed a certain mortgage on property hereinafter described to First Bank of Childersburg, which said mortgage is recorded at Mortgage Book 415, page 417 in the Office of the Judge of Probate of Shelby County, Alabama; and

Whereas, in and by said mortgage the mortgagee, was authorized and empowered in case of default in the payment of the indebtedness thereby secured, 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 news paper published in said City and County by publication once a week for three 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 the 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 therefor; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage, and the said First Bank of Childersburg 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 the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama in its issues of December 14, December 21 and December 28, 1994; and

Whereas, on January 9, 1995, 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

02/08/1995-03502
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

Mark Rasco

Inst # 1995-03502

conducted and did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Alabama, the property hereinafter described; and

Whereas, Mark A. Rasco was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said mortgagee and whereas the said mortgagee was the highest bidder and best bidder, in the amount of \$3,000.00 on the indebtedness secured by said mortgage, the said mortgagee by and through Mark A. Rasco, as auctioneer conducting said sale, and as Attorney-In-Fact for First Bank of Childersburg and by and through Mark A. Rasco, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto First Bank of Childersburg the following described property situated in Shelby County, Alabama.

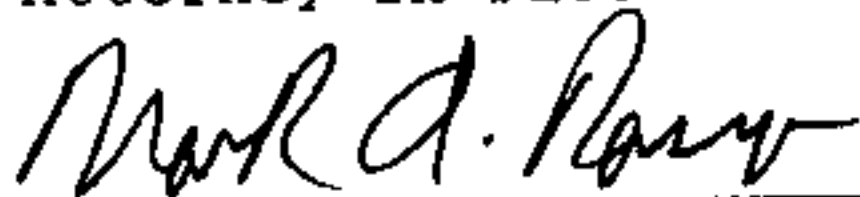
Lot 11, Block 2, of Pine Hills Subdivision as shown by Plat of said Subdivision, recorded in Map Book 4, page 45, in the Probate Office of Shelby County, Alabama. Situated in the Town of Vincent, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto First Bank of Childersburg its successors 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 Bank of Childersburg has caused this instrument to be executed by and through Mark A. Rasco as auctioneer conducting said sale and as Attorney-In-Fact for all parties separately, and Mark A. Rasco, as auctioneer conducting said sale and as Attorney-In-Fact and Mark A. Rasco as auctioneer conducting said sale has hereunto set his hand and seal on this the 12th day of January, 1995.



Mark A. Rasco
As Auctioneer and
Attorney in Fact



Mark A. Rasco
As Auctioneer conducting
said sale

STATE OF ALABAMA

TALLADEGA COUNTY

I, Linda Stuart, a Notary Public in and for said County, in said State, hereby certify that Mark A. Rasco whose name as Auctioneer and Attorney-In-Fact for First Bank of Childersburg and as Auctioneer conducting said sale, 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 Auctioneer and Attorney In Fact and with full authority executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for First Bank of Childersburg for and as the act of said mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of January, 1995.

Linda Stuart
Notary Public

**Mortgage Foreclosure
Sale Notice**

Whereas, default having been made in the payment of the indebtedness secured by that certain mortgage dated September 10, 1981 by Barney Richard Sanders to First Bank of Childersburg as mortgagee and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Record Volume 415, page 417 and; said default continuing, the undersigned mortgage and owner of said mortgage has elected to declare the entire indebtedness secured by said mortgage due and payable as provided for therein; notice is hereby given in accordance with the power of sale contained in said mortgage and pursuant to law that the undersigned Mark A. Rasco will sell at public outcry and to the highest bidder for cash, in front of the Courthouse door of Shelby County, Alabama, between legal hours of sale on January 9, 1995, the following described real property lying and being in Shelby County, Alabama, to-wit:

Lot 11, Block 2, of Pine Hills Subdivision as shown by Plat of said Subdivision, recorded in Map Book 4, page 45, in the Probate Office of Shelby County, Alabama. Situated in the Town of Vincent, Shelby County, Alabama

Said sale is to be made for the purpose of paying the debt on the mortgage and all costs and expenses of foreclosure on same; as provided for in said mortgage and the proceeds of said sale will be applied as directed by and in said mortgage.

This the 5th day of December, 1994.

First Bank of Childersburg,
Mortgagee

Mark A. Rasco,
Attorney for Mortgagee

Dec 14, 21, 28
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