

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203
1003-73253

Compass Bank

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: December 3, 1992, Lee James York and wife, Lisa M. York, mortgagors, executed a certain mortgage to Compass Bank, formerly Central Bank of the South which said mortgage is recorded in Instrument # 1992-31187, 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 mortgage, and the said Compass Bank did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, 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 August 16, 23 & 30, 1995; and,

WHEREAS, on September 13, 1995, 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 Compass Bank 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 described; and,

09/18/1995-25913
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

Inst # 1995-25913

Naffar

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of Fifty Four Thousand Five Hundred Seventy Nine and 14/100 Dollars (\$54,579.14) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Mary Jane Weed acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage 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 Fifty Four Thousand Five Hundred Seventy Nine and 14/100 Dollars (\$54,579.14), Lee James York and wife, Lisa M. York, mortgagors, by and through the said Mary Jane Weed, do grant, bargain, sell and convey unto the said Compass Bank, the following described real property, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

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.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those

entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Mary Jane Weed, as auctioneer conducting said sale, has caused these presents to be executed on this, the 14th day of September, 1995.

Compass Bank

BY: Mary Jane Weed
Mary Jane Weed, 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 Mary Jane Weed, whose name as auctioneer for Compass Bank, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of September, 1995.

Ann Beard
Notary Public

EXHIBIT "A"

FROM THE NW CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, RUN SOUTH 43 DEGREES 45 MINUTES EAST FOR 29.0 FEET; THENCE RUN SOUTH 01 DEGREES 20 MINUTES EAST FOR 245.3 FEET; THENCE RUN SOUTH 28 DEGREES 00 MINUTES EAST 393.59 FEET; THENCE RUN NORTH 81 DEGREES 47 MINUTES 20 SECONDS EAST FOR 22.03 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 81 DEGREES 47 MINUTES 20 SECONDS EAST FOR 184.4 FEET; THENCE NORTH 07 DEGREES 31 MINUTES 40 SECONDS WEST FOR 226.50 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES 20 SECONDS WEST FOR 156.32 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES EAST FOR 228.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THIS LAND BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST. THERE IS EXCEPTED FROM THE ABOVE DESCRIBED LAND A PORTION OF THE RIGHT OF WAY FOR THE EXISTING 14 FOOT CHERT ROAD. SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1995-25913

09/18/1995-25913
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00