

STATE OF ALABAMA

COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, October 27, 1994, Timothy N. Wright, a married man, executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF COLUMBIANA, said mortgage being recorded in Instrument #1994-334407 in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgages, 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 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 mortgages 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 mortgages 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 mortgages, and the said FIRST NATIONAL BANK OF COLUMBIANA, 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of December 6, December 13, and December 20, 1995; and

WHEREAS, on December 29, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for FIRST NATIONAL BANK OF COLUMBIANA; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgages was the bid of First National Bank of Columbiana, in the amount of \$ 2,900.00 Dollars which sum of money FIRST NATIONAL BANK OF COLUMBIANA offered to credit on the indebtedness secured by said mortgages and said property was thereupon sold to First National Bank of Columbiana; and

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SHELBY COUNTY JUDGE OF PROBATE  
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1995-37336

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 2,900.00 Dollars, on the indebtedness secured by said mortgages, the said FIRST NATIONAL BANK OF COLUMBIANA, by and through William R. Justice, as Auctioneer conducting said sale and as Attorney in fact for FIRST NATIONAL BANK OF COLUMBIANA, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First National Bank of Columbiana, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the E 1/2 of the W 1/2 of the NE 1/4 of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence run East 210 feet; thence run South 660 feet; thence run East 175 feet to the point of beginning; thence continue East 100 feet; thence run North 75 feet; thence run West 100 feet; thence South 75 feet to the point of beginning. LESS AND EXCEPT any road right-of-ways.

LESS AND EXCEPT any portion of the following described property which lies within the boundaries of the above described property:

Parcel II:

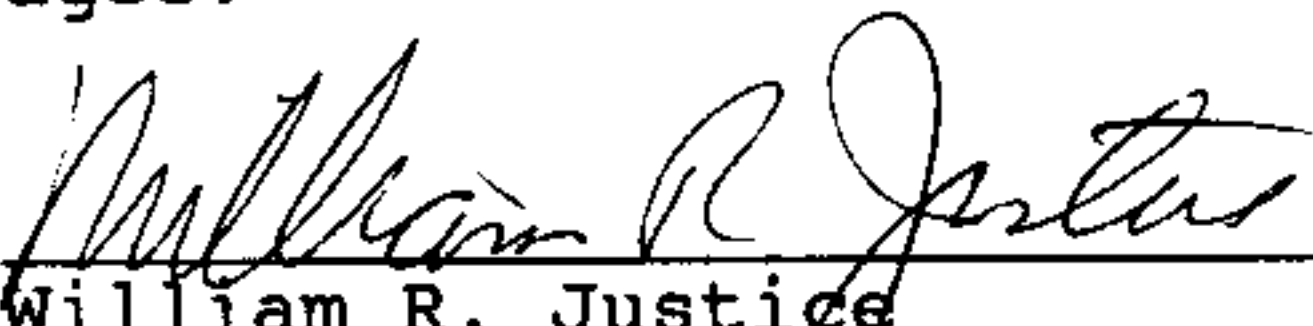
Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said 1/4-1/4 Section 304.37 feet to a point; thence turn 87 degrees 45 minutes 57 seconds left and run 42.39 feet to a point on the East margin of a paved County Road; thence turn 87 degrees 40 minutes 20 seconds right and run Southerly along margin of said road 170.64 feet to the point of beginning of the parcel being described; thence turn 5 degrees 32 minutes 11 seconds right and run Southerly along said margin of said road 170.22 feet to a point; thence turn 114 degrees 17 minutes 26 seconds left and run Northeasterly 291.44 feet to a point; thence turn 121 degrees 25 minutes 22 seconds left and run Northwesterly 185.00 feet to a point; thence turn 59 degrees 49 minutes 23 seconds left and run West-Southwesterly 125.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto First National Bank of Columbiana, and his, her, its or their 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.

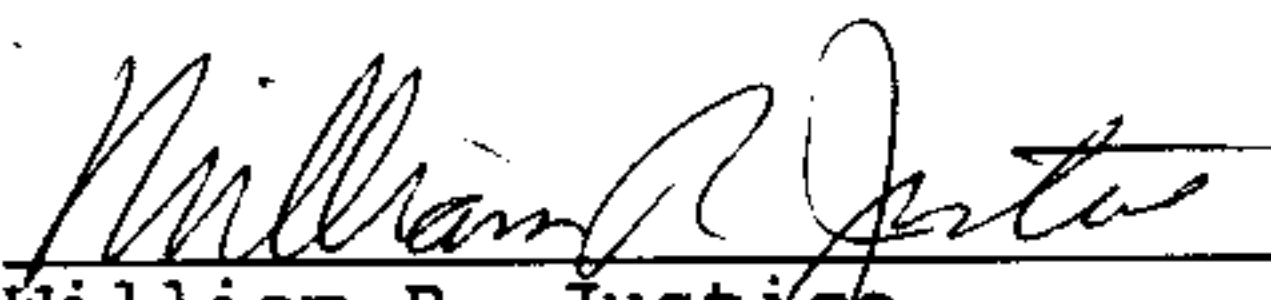
IN WITNESS WHEREOF, FIRST NATIONAL BANK OF COLUMBIANA, has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 29th day of December, 1995.

FIRST NATIONAL BANK OF COLUMBIANA,  
Mortgagee:

By:

  
William R. Justice  
as Attorney in Fact and  
Auctioneer.

By:

  
William R. Justice  
as Auctioneer conducting said  
sale.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for FIRST NATIONAL BANK OF COLUMBIANA, 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 and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 29th day of December, 1995.

*Janice L. Shelton-Ross*  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 12, 1997

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 29th day of December, 1995.

*Janice L. Shelton-Ross*  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 12, 1997

Document prepared by, and send tax notice to:

First National Bank of Columbiana  
P.O. Box 977  
Columbiana, AL 35051  
Attn: William R. Justice

st # 1995-37336

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