

1996-08257  
Inst \*

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA      )  
                          :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 7th day of September, 1993, Wanda B. Chandler, an unmarried woman, executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded, Instrument Number 1993-28597, 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 Shebly 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 13th day of March, 1996, 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 \$20,307.70, which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of \$20,307.70, 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:

A parcel of land in the South  $\frac{1}{2}$ , Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, run South 00 deg. 02 min. West for 276.2 feet; thence run South 77 deg. 52 min. West 151.9 feet; thence run South 45 deg. 21 min. East 35.9 feet to the point of intersection of the South margin of an unpaved public road and the easterly right of way line of County Road No. 63 the point of beginning of subject lot; from

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Hilton Tomlinson

said point, run along the unpaved public road North 74 deg. 43 min. East for 131.7 feet; continue along said road North 66 deg. 25 min. East for 114.9 feet; continue along said road North 60 deg. 31 min. East for 88.2 feet; thence run along a cable fence South 16 deg. 16 min. East for 32.2 feet to a corner post of a cemetery thence run along a fence South 06 deg. 28 min. East for 98 feet thence run North 85 deg. 32 min. West for 288 feet to a point on said right of way line of County Road No. 63; run thence in a Northwesterly direction along said road Right of Way line (a curve concave left for 40 feet to the point of beginning; being situated in Shelby County, Alabama) Being situated 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 Wanda B. Chandler, an unmarried woman, Mortgagor, 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 13th day of March, 1996.

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 13<sup>th</sup> day of March, 1996.

Donald Morrison  
Notary Public

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