

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Harold A. Riggs
MMC#0019554354
MAP#96-0105

KNOW ALL MEN BY THESE PRESENTS: That, Harold A. Riggs and wife, Janet B. Riggs did, on to-wit: the 28th day of June, 1990 execute a mortgage to Union Planters National Bank, a national banking association, which mortgage is recorded in Book 298, Page 793 and re-recorded in Book 302, Page 774; said mortgage transferred and assigned to Barclays American Mortgage Corporation by instrument recorded in Book 309, page 092; said mortgage transferred and assigned to Norwest Mortgage, Inc; said mortgage transferred and assigned to MIDFIRST BANK, STATE SAVINGS BANK, now known as MIDFIRST BANK; et seq., 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 MidFirst Bank did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of March 28, April 4 and 11, 1996; and

WHEREAS, on the 3rd day of May, 1996, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of Sixty Four Thousand Three Hundred Forty Seven and 80/100 (\$64,347.80), which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of Sixty Four Thousand Three Hundred Forty Seven and 80/100 (\$64,347.80), cash, the said Harold A. Riggs and wife, Janet B. Riggs, acting by and through the said MidFirst Bank by Laura Rice, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Laura Rice, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Laura Rice, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

Part of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of the NW 1/4 of the SW 1/4 of said Section, run in a northerly direction along the east line of said 1/4 - 1/4 Section for a distance of 200 feet; thence turn an angle to the left of 71 degrees, 23 minutes and run in a northwesterly direction for a distance of 1,115.99 feet to an existing open top iron pin; thence turn an angle to the left of 61 degrees, 13 minutes and run in a southwesterly direction for a distance of 8.91 feet to the point of beginning; thence turn a angle to the left of 96 degrees, 27 minutes and run in a southeasterly direction for a distance of 195.96 feet; thence turn an angle to the right of 86 degrees, 57 minutes, 30 seconds and run in a southwesterly direction for a distance of 122.65 feet; thence turn an angle to the right of 76 degrees, 19 minutes, and 20 seconds and run in a northwesterly direction for a distance of 233.82 feet; thence turn a angle to the right of 113 degrees, 10 minutes, 10 seconds and run in a northeasterly direction for a distance of 190.95 feet, more or less to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by

05/07/1996-14912
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

Inst # 1996-14912

Laura Rice, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Laura Rice, has executed this instrument in his capacity as such auctioneer on this the 3rd day of May, 1996.

Harold A. Riggs and wife, Janet B. Riggs
Mortgagor(s)

By: MidFirst Bank Mortgagee or Transferee of
Mortgagee

By Laura B. Rice

Laura Rice, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of Mortgagee

MidFirst Bank Mortgagee or Transferee of
Mortgagee

By: Laura B. Rice

Laura Rice, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgagee

By: Laura B. Rice

Laura Rice, as Auctioneer and the person
conducting sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Laura Rice, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 3rd day of May, 1996.

Lisa S. Robinson
NOTARY PUBLIC

COMMISSION EXPIRES: 4-26-99

Notary Public, Alabama, State at Large
My Commission Expires April 26, 1999

GRANTEE'S ADDRESS:
P. O. Box 26648
Oklahoma City, OK 73126

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259

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