

This instrument was prepared by:

Walter Fletcher, Esq.
DOMINICK, FLETCHER, YEILDING,
WOOD & LLOYD, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Send tax notice to:

Colyn Bradley
2740 16th St.
Calera, Al. 35040

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1997-06042

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, heretofore, on to-wit: the 30th day of April, 1991, Daniel F. Reynolds executed a certain mortgage on real property hereinafter described to Central State Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 341, Page 252; the 28th day of April, 1992, Daniel F. Reynolds executed a certain mortgage on real property hereinafter described to Central State Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1992-7777; the 27th day of April, 1993, Daniel F. Reynolds executed a certain mortgage on real property hereinafter described to Central State Bank, which said mortgage is recorded in said Probate Office in Instrument No. 1993-13060; the 18th day of April, 1994, Daniel F. Reynolds executed a certain mortgage on real property hereinafter described to Central State Bank, which said mortgage is recorded in said Probate Office in Instrument #1994-13248, and all of said mortgages having been assigned to Terry Martin.

WHEREAS, in and by said mortgages, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby

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County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in the 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages, and the said Terry Martin did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of January 29, 1997, February 5, February 12, 1997.

WHEREAS, on February 25, 1997, 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 conducted, and Terry Martin did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Walter Fletcher was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Terry Martin; and

WHEREAS, Colyn Bradley was the highest bidder and best bidder in the amount of Twenty Three Thousand One Hundred Seven and 58/100 Dollars (\$23,107.58), the said Terry Martin, by and through Walter Fletcher as auctioneer conducting said sale, and as attorney-in-fact for Mortgagee, Terry Martin, does hereby grant, bargain, sell and convey unto Colyn

Bradley, all of his right, title and interest in and to the following described property situated in Shelby, Alabama:

The SW 1/4 of the SE 1/4, Section 7, Township 24 North, Range 13 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Colyn Bradley, his 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, Terry Martin, Mortgagee, has caused this instrument to be executed by and through Walter Fletcher, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Walter Fletcher, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his hand and seal this the 25th day of February, 1997.

Terry Martin

By:

Walter Fletcher (SEAL)
Auctioneer and Attorney-
in-Fact

By:

Walter Fletcher (SEAL)
Auctioneer Conducting
Said Sale

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said county in said State, hereby certify that Walter Fletcher, whose name as auctioneer and attorney-in-fact for Terry Martin, 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 said conveyance, he, as such auctioneer and attorney-in-fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25TH day of February, 1997.

Florence N. Englebert
Notary Public
My Commission Expires: 12-12-98

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