

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, the 26th day of July, 1989, Thomas L. Best executed a certain mortgage to First National Bank of Columbia, now known as First National Bank of Shelby County, to secure the indebtedness therein mentioned, said mortgage being duly recorded in Real Book 248, Page 584, in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS**, said mortgage was transferred and assigned to Central State Bank by First National Bank of Shelby County on the 27th day of January, 1997, said assignment being recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 1997-03378 and a Corrected Assignment and Transfer of Mortgage and Note was subsequently recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 1997-10947 on April 9, 1997 to correct the reference of the mortgage that was being assigned; and

**WHEREAS**, Central State Bank is now 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, Rita L. Hullett, 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 Shelby 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 9th day of May, 1997, 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 Seventy Five Thousand, Four Hundred Sixty-Six and 93/100 Dollars (\$75,466.93), which said amount is the last, best and highest bid therefore.

**NOW, THEREFORE**, in consideration of the sum of Seventy Five Thousand, Four Hundred Sixty-Six and 93/100 Dollars (\$75,466.93), and in consideration of the premises, and the law in such cases made and provided, I, the said Rita L. Hullett, 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:

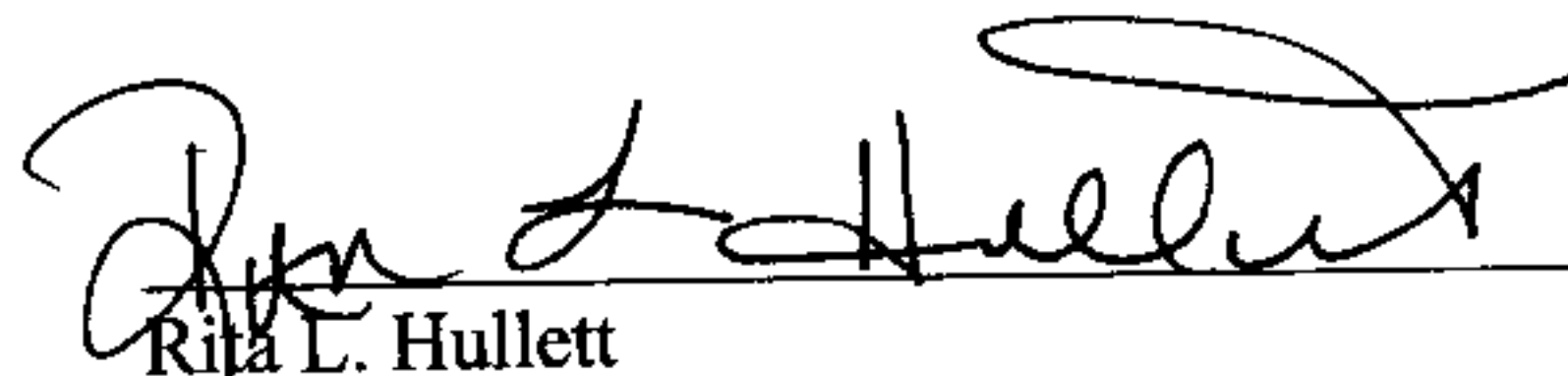
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SHELBY COUNTY JUDGE OF PROBATE  
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Inst. # 1997-14616

Commence at the Southeast corner of the southwest Quarter of the Southeast Quarter of Section 24, Township 21, Range 1 West, and thence run along the South line of said forty South 86 degrees, 10 minutes West 808 feet; thence South 3 degrees East 335.2 feet; thence South 89 degrees 20 minutes West 305 feet; thence South 17 degrees 15 minutes West 302 feet, to the North line or margin of East College Street, also known now as Kingdom Road and as Shelby County Highway #28; thence along the North line or margin of said Kingdom Road South 73 degrees 15 minutes West 490 feet; thence North 28 degrees 45 minutes West 314.3 feet to the South line or margin of the Columbiana-Wilsonville Highway, known now as Alabama Highway #25, which is the point of beginning of the lot herein conveyed thence along the South line or margin of said Columbiana-Wilsonville Highway North 49 degrees 15 minutes East 150 feet; thence South 28 degrees 45 minutes East 150 feet; thence South 49 degrees 15 minutes West 150 feet; thence North 28 degrees 45 minutes West 150 feet to the point of beginning. 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 Thomas L. Best, Mortgagor, by and through the said Central State Bank, Mortgagee, by and through Rita L. Hullett, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank caused these presents to be executed on this the \_\_\_\_\_ day of May, 1997.



Rita L. Hullett

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 in and for said County, in said State, hereby certify that Rita L. Hullett, 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 9th day of May, 1997.

*Glenora Kate Wright*  
Notary Public     c. exp. 11-9-97

THIS INSTRUMENT PREPARED BY  
F. HILTON-GREEN TOMLINSON  
PRITCHARD, McCALL & JONES  
800 FINANCIAL CENTER  
BIRMINGHAM, ALABAMA 35203

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