

STATE OF ALABAMA)
JEFFERSON COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, on the 8th day of February 1996 Bill's Contracting Service, Inc. ("Mortgagor"), executed a certain Mortgage to Pinnacle Bank ("Mortgagee"), which Mortgage is recorded as instrument number 1996-04906 in the records 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 Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable and the Mortgage subject to foreclosure and did give due and proper notice of the foreclosure of the Mortgage, in accordance with its terms, by first class U.S. Mail and by publication in the April 30, May 7th and May 14th, 1997 issues of the SHELBY COUNTY REPORTER, a newspaper of general circulation in Shelby County, Alabama; and,

WHEREAS on May 22, 1997, the day on which the foreclosure sale was due to be held under the terms of the notice, during the legal hours of sale, the foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and sell at public outcry, in front of the main entrance to the Courthouse in Columbiana, Shelby County, Alabama, the property described below; and,

WHEREAS, at the foreclosure sale the highest, best and last bid for the property described in the Mortgage was the bid of Pinnacle Bank in the amount of Fifty-six thousand and 00/100 Dollars (\$56,000.00), which sum was offered to be credited to the indebtedness secured by said Mortgage, and the property was then sold to Pinnacle Bank; and

WHEREAS William L. Phillips, III ("Auctioneer") acted as auctioneer as provided in the Mortgage and conducted the sale; and

WHEREAS the Mortgage expressly authorized the person conducting the sale to execute to the purchaser at the sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and of a credit of Fifty-six thousand and 00/100 dollars (\$56,000.00), on the indebtedness secured by said Mortgage, the Mortgagor, by and through the Mortgagee, does hereby grant, bargain, sell and convey unto Pinnacle Bank the following described real property situated in Shelby County, State of Alabama, to wit:

**LOT 22, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES
PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 91,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD to Pinnacle Bank the said property and to 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 Mortgagor, by and through the Mortgagee, by and through William L. Phillips, III, the Auctioneer and Attorney-in-Fact, has caused these presents to be executed on this the 22th day of May, 1997.

Pinnacle Bank (Mortgagee)

BY: 
William L. Phillips, III, as Auctioneer and Attorney-in-Fact


William L. Phillips, III, as Auctioneer conducting said sale

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Phillips, III, whose name as Auctioneer and Attorney-in-Fact for Pinnacle Bank 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22th day of May, 1997.


NOTARY PUBLIC (My Comm. Expires 8/10/2000)

THIS INSTRUMENT PREPARED BY:
William L. Phillips, III
ENGEL, HAIRSTON & JOHANSON, P.C.
P.O. Box 370027
Birmingham, AL 35237

Inst # 1997-16344

05/27/1997-16344
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00