

THIS INSTRUMENT WAS PREPARED BY:

JAMES H. GREER, ATTORNEY AT LAW
P.O. BOX 360345
BIRMINGHAM, ALABAMA 35236-0345 • 1998-20157

STATE OF ALABAMA)
SHELBY COUNTY)

06/02/1998-20157
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR SHA 12.00

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: On the 6th day of May, 1996, Gary Laine Grimes, husband and Misty Grimes, wife executed a certain mortgage on property hereinafter described to New South Federal Savings Bank which mortgage is recorded in Instrument 1996-15530 in the office of the Judge of Probate of Shelby County, Columbiana, Alabama and also recorded in the Office of the Judge of Probate of St. Clair County, Pell City Alabama in Instrument S0002956; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing in said city by publication once a week for four consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and New South Federal Savings Bank, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 29th, May 6th 13th and 20th 1998; and also in the St. Clair News-Aegis a newspaper of general circulation published in St. Clair County, Alabama, in its issues of April 30th, May 7th, 14th and 21st and;

WHEREAS, on the 28th day of May, 1998, 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 the New South Federal Savings Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said New South Federal Savings Bank and whereas said New South Federal Savings Bank was the highest bidder and best bidder, in the amount of Forty Thousand Dollars and /100. (\$40,000.00) on the indebtedness secured by said mortgage, said New South Federal Savings Bank by and through Foster D. Key as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto New South Federal Savings Bank the following described property situated in Shelby and St. Clair County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of NW 1/4 of Section 23, Township 17 South, Range 1 East, thence east along the north line of said 1/4 1/4 section 670.80 feet to the center line of old Epperson road, for the point of beginning of tract herein described, thence 154 degrees 07 minutes to the right in a southwesterly direction and along the center line of said road, 343.47 feet, thence 115 degrees 53 minutes to the right due North 150.00 feet to the north line of said 1/4 1/4 section, thence 90 degrees 00 minutes to the right 309.02 feet to the point of beginning. ALSO: Commence at the SW corner of the SW 1/4 of SW 1/4 of Section 14,

South Federal Savings Bank was the highest bidder and best bidder, in the amount of Forty Thousand Dollars and /100. (\$40,000.00) on the indebtedness secured by said mortgage, said New South Federal Savings Bank by and through Foster D. Key as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto New South Federal Savings Bank the following described property situated in Shelby and St. Clair County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of NW 1/4 of Section 23, Township 17 South, Range 1 East, thence east along the north line of said 1/4 1/4 section 670.80 feet to the center line of old Epperson road, for the point of beginning of tract herein described, thence 154 degrees 07 minutes to the right in a southwesterly direction and along the center line of said road, 343.47 feet, thence 115 degrees 53 minutes to the right due North 150.00 feet to the north line of said 1/4 1/4 section, thence 90 degrees 00 minutes to the right 309.02 feet to the point of beginning. ALSO: Commence at the SW corner of the SW 1/4 of SW 1/4 of Section 14, Township 17 South, Range 1 East, thence east along the south line of said 1/4 1/4 Section 361.78 feet to the point of beginning of tract herein described, thence continue along the last named course 288.74 feet. Thence 175 degrees 28 minutes to the left in northwesterly direction 176.59 feet, thence 11 degrees 35 minutes 35 seconds to the left in a southwesterly direction 113.56 feet to the point of beginning. Said parcel being located in Shelby County, Alabama and St. Clair County, Alabama, Pell City Division.

TO HAVE AND TO HOLD the above described property unto its heirs 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, New South Federal Savings Bank has caused this instrument to be executed by and through Foster D. Key as auctioneer conducting the said sale and as Attorney-in-Fact, and Foster D. Key as auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of May, 1998.

New South Federal Savings Bank

By: Foster D. Key
AUCTIONEER AND ATTORNEY IN FACT

By: Foster D. Key
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as auctioneer and Attorney In Fact for New South Federal Savings Bank and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of May, 1998.

M. Michael Donald
Notary Public

My Commission Expires: 4/27/01

06/02/1998-09457
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DKE SSM 12.00

not # 1998-20157