

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 23rd day of September, 1998, Derek Herndon executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Instrument #1998-42879, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, Central State Bank is 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, W. Casey Duncan, 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 5th day of January, 2000, 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 **Eleven Thousand, Eight Hundred Forty-Nine and 20/100 Dollars (\$11,849.20)**, which said amount is/was the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of **Eleven Thousand, Eight Hundred Forty-Nine and 20/100 Dollars (\$11,849.20)**, and in consideration of the premises, and the law in such cases made and provided, I, the said W. Casey Duncan, 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:

The South ½ acre of the following described property situated in the SW ¼ of the SE ¼ of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama.

Commence at the Southwest corner of the above-described quarter-quarter and run east along the south line of said quarter-quarter a distance of 580.60 feet; thence turn an angle to the left of 91 degrees 06 minutes 43 seconds and run in a northerly direction a distance of 241.26 feet, more or less to a point in the center of a public dirt road, same being on the north line of that certain tract or parcel of land containing 0.5 acres and being recorded in Real book 370, Page 852, in the office of the Judge of Probate of said Shelby County; thence turn an angle to the left of 88 degrees 53 minutes 15 seconds and run in a westerly direction a distance of 210 feet more or less to a point marking the northwest corner of said 0.5 acre tract; thence turn an angle to the right of 91 degrees 06 minutes 45 seconds and run in a northerly direction a distance of 226.97 feet to a point marking the southwest corner of that certain tract containing 1.50 acres and being recorded in Inst. No. 1992-8794 in the Office of the Judge of Probate of said Shelby County; thence turn an angle to the right of 91 degrees 01 minutes 49 seconds and run in an Easterly direction a distance of 269.83

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feet to a point marking the center of said public dirt road, same being the southwest corner of said 1.50 acre tract; thence turn in a southerly direction along said dirt road a distance of 234 feet, more or less to the point of beginning.

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 Central State Bank, Mortgagor, by and through the said Central State Bank, Mortgagee, by and through W. Casey Duncan, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank caused these presents to be executed on this the 5th day of January, 2000.

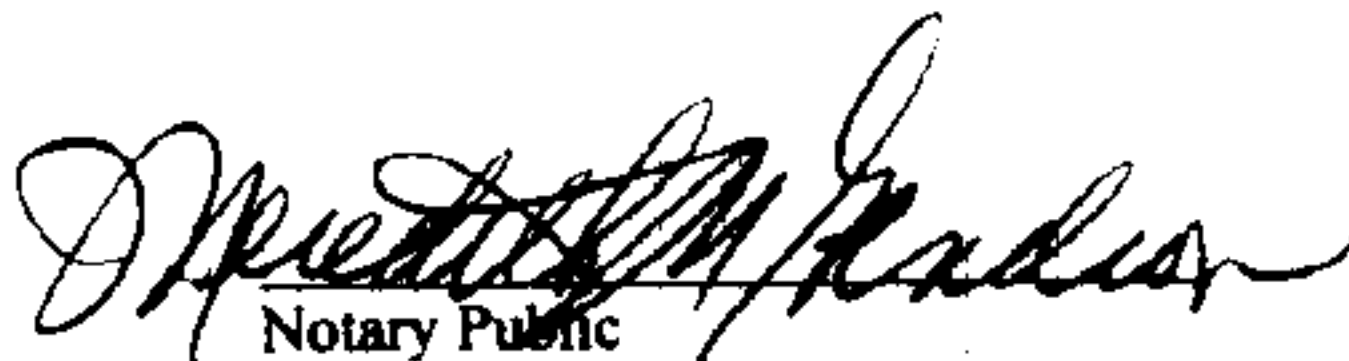


W. CASEY DUNCAN
As Auctioneer, Agent
& Attorney-in-Fact for
Central State Bank, Owner
and Holder of said Mortgage

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. Casey Duncan, 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 the 5th day of January, 2000.


Notary Public

This instrument prepared by:
W. Casey Duncan,
Attorney at Law
2320 Arlington Ave.
Birmingham, AL 35205
Phone: (205) 862-1880

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