

STATE OF ALABAMA
COUNTY OF SHELBY

10

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that on March 16, 1999, Raymond K. Wilson and wife Frances R. Wilson (hereinafter "Debtor") executed and delivered to THE BANK (hereinafter "Lender"), a Mortgage, Assignment of Rents and Leases and Security Agreement on certain real property which is recorded as Instrument 1999-11187 in the Office of the Judge of Probate of Shelby County, Alabama,

WHEREAS, default was made, and the Mortgage was subject to foreclosure because of said default.

WHEREAS, in said Mortgage, the mortgagee was authorized and empowered, in case of default, to sell the real property. Said Mortgage also provided that the mortgagee, after having given notice of the time, place and terms of sale prior to said sale, is empowered and authorized to execute title to the purchaser of said real property at said sale.

WHEREAS, default having been made, Lender did declare all of the indebtedness secured by said Mortgage due and payable and declared the real property subject to foreclosure. As provided in the said Mortgage, Lender gave due and proper notice of foreclosure of said Mortgage by first class mail and by publishing a Notice of Foreclosure Sale in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in the issues of April 26, 2000, May 3, 2000, and May 10, 2000.

WHEREAS, the aforesaid Notice of Foreclosure Sale provided for the foreclosure to occur on May 19, 2000, and was on that day by public announcement at the main door of the Shelby County Courthouse, during the legal hours of sale postponed and continued to June 9, 2000, and notice of such postponement and continuance published in the May 24, 2000 issue of the *Shelby County Reporter*

WHEREAS, the sale was on June 9, 2000 by public announcement at the main door of the Shelby County Courthouse, during the legal hours of sale postponed and continued to June 23, 2000, and notice of such postponement and continuance published in the June 14, 2000 issue of the *Shelby County Reporter*.

WHEREAS, the sale was on June 23, 2000 by public announcement at the main door of the Shelby County Courthouse, during the legal hours of sale postponed and continued to August 11, 2000, and notice of such postponement and continuance published in the June 28, 2000 issue of the *Shelby County Reporter*.

WHEREAS, on August 11, 2000, the date on which the foreclosure sale was due to be held under the terms of said notices and during the legal hours of sale, foreclosure was duly and properly conducted, and the Lender did offer for sale and did sell at public outcry before the main door of the Shelby County Courthouse, Columbiana, Alabama, the property hereinafter described.

08/23/2000-28866
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.50

Inst # 2000-28866

WHEREAS, the highest bidder was **THE BANK** (the "Grantee") for a high bid of \$200,000.00, whereupon the property was knocked down to said highest bidder.

NOW, THEREFORE, for and in consideration of the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) credited to said indebtedness, the Lender does hereby grant, convey, sell, transfer and deliver unto the Grantee and its assigns, the following described real property, to-wit:

A part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West; thence run South 89 degrees 01 minutes 22 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 578.74 feet to an iron pin; thence North 27 degrees 58 minutes 34 seconds East and run 550.98 feet to an iron pin; thence North 36 degrees 30 minutes 55 seconds East and run 312.42 feet to an iron pin; thence North 60 degrees 51 minutes 39 seconds East and run 339.29 feet to an iron pin and fence corner; thence North 17 degrees 48 minutes 15 seconds East and run along said fence for 426.36 feet to an iron pin and fence corner; thence North 31 degrees 27 minutes 07 seconds West along a fence for 100.04 feet to an iron pin; thence North 0 degrees 55 minutes 11 seconds East and run 73.28 feet to an iron pin; thence North 88 degrees 15 minutes 19 seconds West and run 100.31 feet to an iron pin; thence North 0 degrees 58 minutes 29 seconds East and run 150.07 feet to an iron pin; thence North 87 degrees 53 minutes 15 seconds West and run 227.87 feet to an iron pin; thence South 40 degrees 00 minutes West and run 265.94 feet to an iron pin; thence North 49 degrees 43 minutes 35 seconds West and run 328.42 feet to an iron pin; thence South 0 degrees 16 minutes 28 seconds East and run 327.00 feet to an iron pin on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 88 degrees 48 minutes 39 seconds West and run 659.85 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 0 degrees 16 minutes 38 seconds East and run 1314.36 feet to the point of beginning.

Also a 10 foot Easement for ingress and egress being more particularly described as lying 5 feet each side of the following described line:

Begin at the Southwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 20 south, Range 3 West, thence run North 0 degrees 16 minutes 28 seconds West along the West line of said $\frac{1}{2}$ for 327.00 feet; thence South 49 degrees 43 minutes 16 seconds East and run 328.42 feet; thence North 40 degrees 00 minutes 00 seconds East and run 233.73 feet to the point of beginning; thence South 75 degrees 43 minutes 06 seconds East and run 56.17 feet; thence South 67

degrees 54 minutes 51 seconds East and run 89.93 feet; thence South 75 degrees 25 minutes 06 seconds East for 65.34 feet; thence North 68 degrees 21 minutes 55 seconds East and run 26.86 feet; thence North 16 degrees 49 minutes 34 seconds East and run 38.77 feet; thence North 0 degrees 25 minutes 50 seconds East; and run 37.56 feet to the point of ending.

All situated in Shelby County, Alabama.

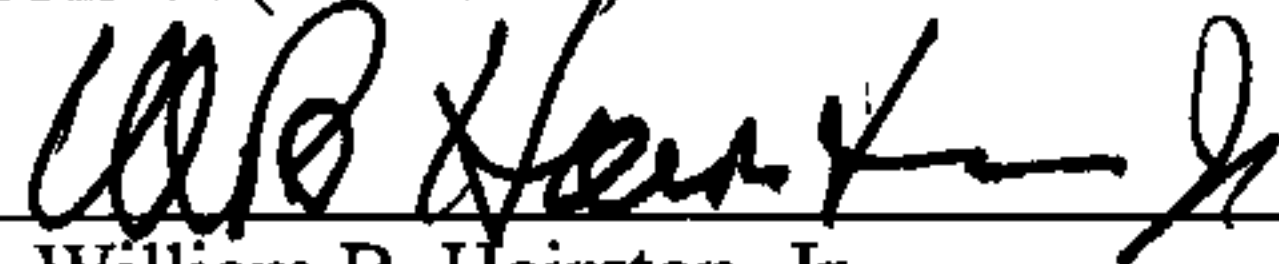
TO HAVE AND TO HOLD the above described property unto the said Grantee or its assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. However, it is expressly stipulated and agreed, that this conveyance is made without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the real property described above. This conveyance is also made without representation, warranty or recourse, express or implied, as to unpaid taxes (ad valorem or otherwise, if any) and is made subject to the statutory right of redemption.

IN WITNESS WHEREOF, Lender has caused this conveyance to be executed by its attorney and auctioneer.

Done at Birmingham, Alabama, as and for the official act of said Lender on this 11th day of August, 2000.

THE BANK ("Lender")

By: _____


William B. Hairston, Jr.
Attorney and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William B. Hairston, Jr., whose name as Attorney and Auctioneer of the THE 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 attorney and auctioneer, with full authority executed the same voluntarily for and as the act of the THE BANK.

GIVEN UNDER MY HAND and seal at Birmingham, Alabama on this 11th day of August, 2000.


Notary Public

My Commission Expires: _____

6/7/03

This Instrument was prepared by:
William B. Hairston, III
ENGEL, HAIRSTON AND JOHANSON, P.C.
Post Office Box 370027
Birmingham, Alabama 35237
(205) 328-4600

Inst # 2000-28866

08/23/2000-28866
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
3 003 CJ1 14.50