

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 4th day of May, 1999, Larry Jason Carraway and wife, Sarah Young Carraway, executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Instrument #1999-18622, 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 23rd day of August, 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 **Sixty Thousand, Seven Hundred Seventy-Seven and 88/100 Dollars (\$60,777.88)**, which said amount is/was the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of **Sixty Thousand, Seven Hundred Seventy-Seven and 88/100 Dollars (\$60,777.88)**, 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:

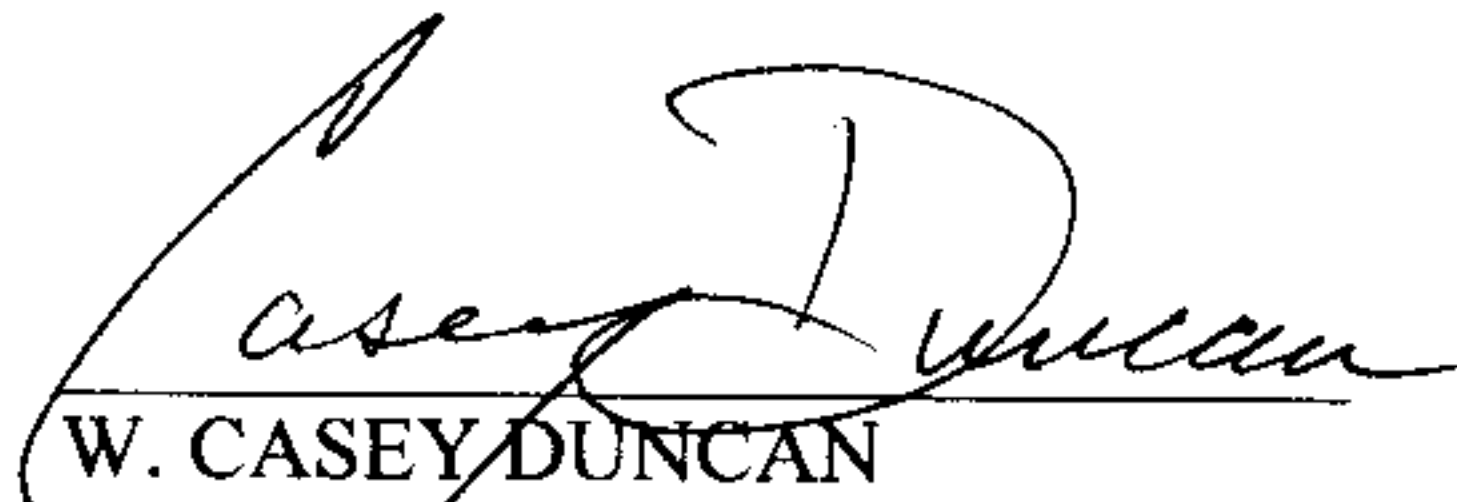
Commence at the NE corner of the NE ¼ of the NE ¼ of Section 5, Township 24, Range 13 East; thence run south along the east line of said quarter-quarter 873.8 feet to the centerline of a county road and the point of beginning; thence continue along the last described course 141.16 feet; thence run South 80 degrees 00 minutes 00 seconds West 183.20 feet; thence run North 4 feet 43 minutes 41 seconds West 130.60 feet to the center of said county road; thence North 65 degrees 45 minutes 42 seconds East along said road 70.16 feet; thence North 81 degrees 40 minutes 41 seconds East along said road 75.13 feet; thence North 86 degrees 48 minutes 22 seconds East along said road 55.91 feet to the point of beginning. According to the survey of Jimmy Brasfield, Ala. LS 13404, dated December 1, 1996.

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.

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Inst # 2000-28934

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 23rd day of August, 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 23rd day of August, 2000.


Notary Public

This instrument prepared by:
W. Casey Duncan, Esq.
215 N. 21st St./Suite 200
Birmingham, AL 35203
Phone: (205) 323-1234

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