

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, October 3, 1997, Kenneth Dewey Andrews and Sandra Jean Andrews, husband and wife, executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF SHELBY COUNTY, said mortgage being recorded as Instrument # 1997-32435, in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in 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 Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) consecutive weeks prior to said sale, at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said FIRST NATIONAL BANK OF SHELBY COUNTY did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, for three successive weeks; and

WHEREAS, on September 1, 2000, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for FIRST NATIONAL BANK OF SHELBY COUNTY; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of FIRST NATIONAL BANK OF SHELBY COUNTY, in the amount of Fifty-seven Thousand Two Hundred Fifty and no/100 Dollars (\$57,250.00) which sum of money FIRST NATIONAL BANK OF SHELBY COUNTY offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to FIRST NATIONAL BANK OF SHELBY COUNTY; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Fifty-seven Thousand Two Hundred Fifty and no/100 Dollars (\$57,250.00) on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF SHELBY COUNTY, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for FIRST NATIONAL BANK OF SHELBY COUNTY, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FIRST NATIONAL BANK OF SHELBY COUNTY the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the SE 1/4, Section 21, Township 21 South, Range 1 East being a part of the same land described in a deed to Joseph A. Murray, Sr. and H. Frank Murray recorded in Inst. #1994-025294 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the NW corner of the NW 1/4 of the SE 1/4 of said Section 21; thence South 00 deg. 34 min. 08 sec. East, along the West line of said sixteenth section, a distance of 279.83 feet to a point; thence North 85 deg. 04 min. 28 sec.

09/01/2000-30185
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HHS 14.50

Inst # 2000-30185

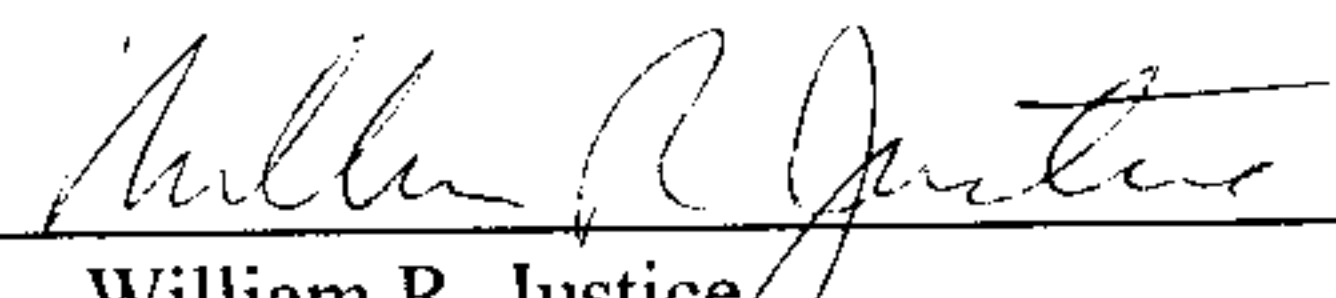
East, a distance of 607.61 feet to a 1/2 inch iron pin found on the South edge of County Highway No. 435; thence North 84 deg. 34 min. 44 sec. East, along the South edge of said road, a distance of 131.14 feet to a iron rebar set with a cap stamped "S. Wheeler RPLS 16165" at the point of beginning; thence North 86 deg. 37 min. 38 sec. East along the South edge of said road, a distance of 134.07 feet to a 1/2 inch rebar set stamped, with a cap stamped "S. Wheeler RPLS 16165"; thence South 01 deg. 50 min. 34 sec. West, a distance of 284.12 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 01 deg. 16 min. 55 sec. East a distance of 164.00 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 deg. 34 min. 34 sec. West a distance of 141.64 feet to a 1/2 inch rebar found; thence North 00 deg. 32 min. 36 sec. East a distance of 438.98 feet to the point of beginning; being situated in Shelby County, Alabama.

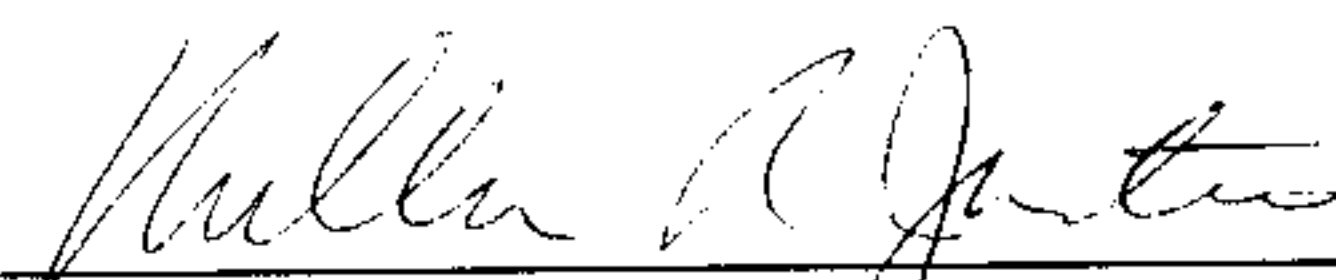
Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto the FIRST NATIONAL BANK OF SHELBY COUNTY, and his, her, its or their 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, FIRST NATIONAL BANK OF SHELBY COUNTY has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 1st day of September, 2000.

FIRST NATIONAL BANK OF SHELBY COUNTY,
Mortgagee:

By: 
William R. Justice
as Attorney in Fact and
Auctioneer.

By: 
William R. Justice
as 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 William R. Justice whose name as Auctioneer and Attorney in Fact for FIRST NATIONAL BANK OF SHELBY COUNTY, 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, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 1st day of September, 2000.


Notary Public

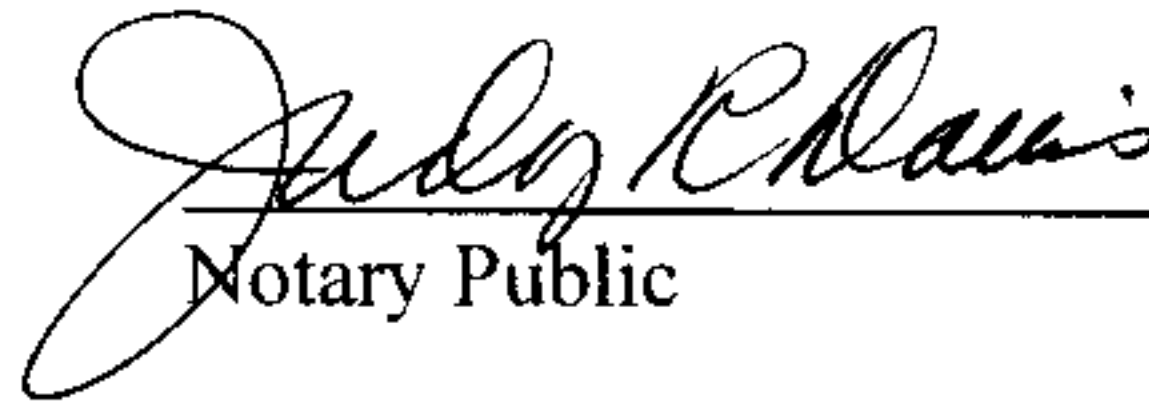
My Commission Expires:

7/3/2002

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 1st day of September, 2000.


Notary Public

My Commission Expires:
7/3/2002

Document prepared by:

William R. Justice
Attorney at Law
First National Bank of Shelby County
P.O. Box 977
Columbiana, AL 35051

Send tax notice to:

First National Bank of Shelby County
P.O. Box 977
Columbiana, AL 35051

Inst # 2000-30185

09/01/2000-30185
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50