

MORTGAGE FORECLOSURE DEED

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

WHEREAS, on to-wit, the 24th day of June, 1999, Micah Martin, a single man, and Myra Martin, a single woman, executed a certain mortgage to Central State Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded in Instrument #1999-40856, 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 27th day of December, 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 **Thirty-One Thousand, Six Hundred Seventy-Two and 25/100 Dollars (\$31,672.25)**, which said amount is/was the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of **Thirty-One Thousand, Six Hundred Seventy-Two and 25/100 Dollars (\$31,672.25)**, 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:

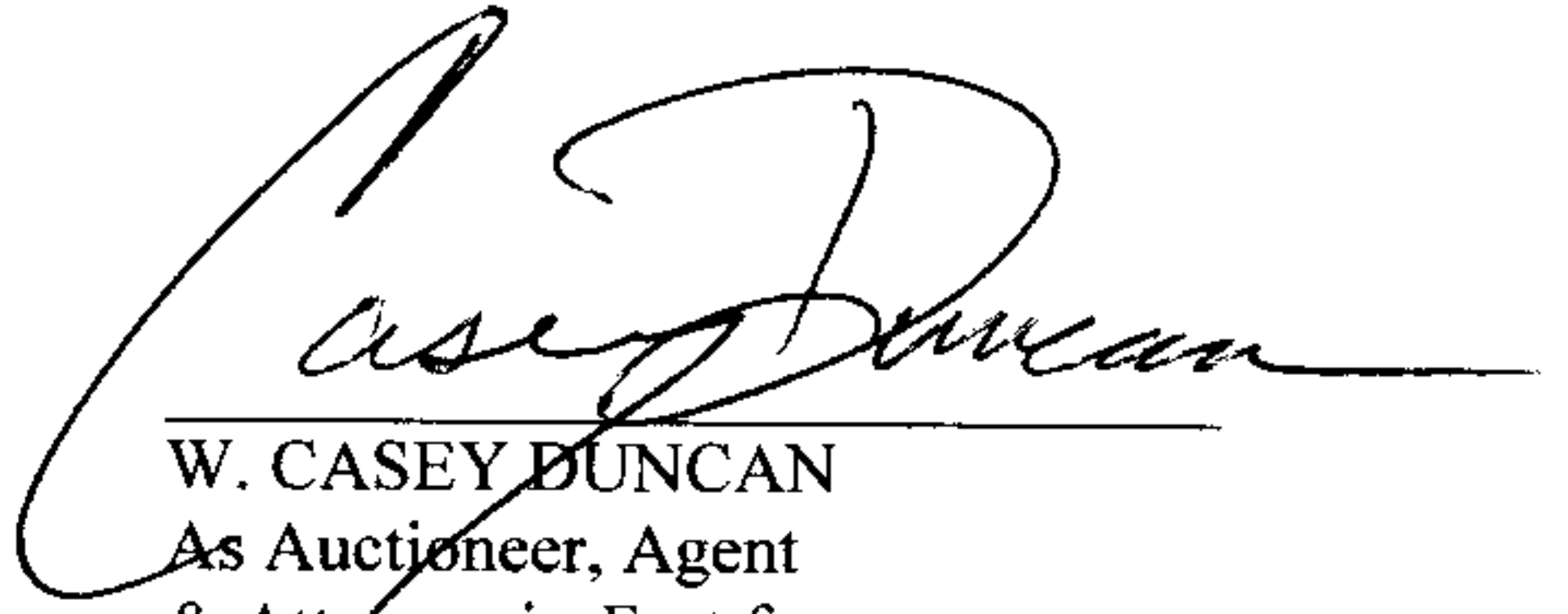
Lots 1, 2, and 3, in Block 63, according to the map and plan of Shelby, made by E.S. Safford on March 20, 1890, and recorded in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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 27th day of December, 2000.

12/27/2000-44938
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 21.00

Inst # 2000-44938

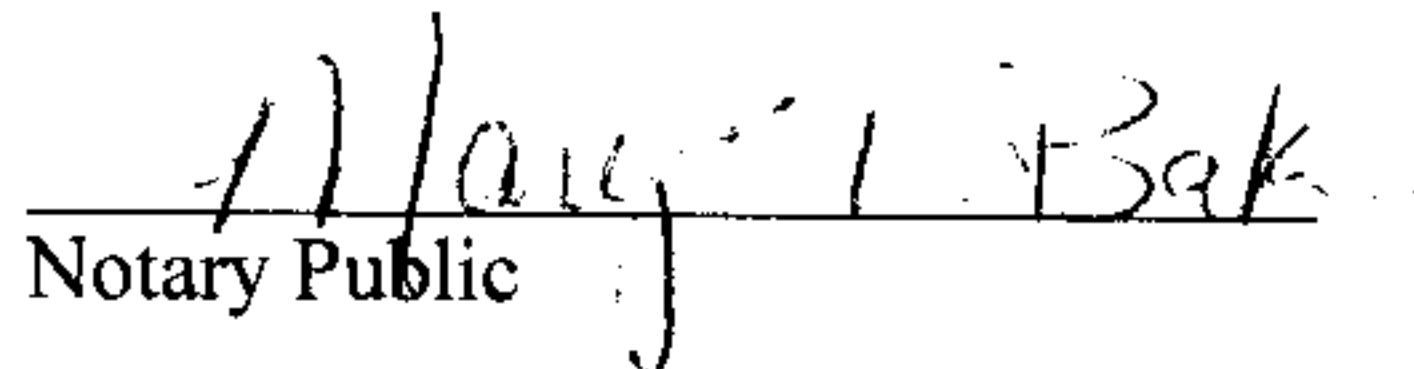

W. CASEY DUNCAN
As Auctioneer, Agent
& Attorney-in-Fact for
Central State Bank, Owner
and Holder of said Mortgage

Inst # 2000-44938
12/27/2000-44938
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 21.00

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 27th day of December, 2000.


Notary Public

MY COMMISSION EXPIRES FEBRUARY 28, 2004

This instrument prepared by:
W. Casey Duncan, Atty. @ Law
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Birmingham, Alabama 35203
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