

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, July 9, 1998, William H. Jenkins and Anne T. Jenkins, 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 # 1998-26466, 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, in its editions of November 22, November 29, and December 6, 2000; and

WHEREAS, on December 15, 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 One Hundred Thirty-seven Thousand and no/100 Dollars (\$137,000.00) 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 One Hundred Thirty-seven Thousand and no/100 Dollars (\$137,000.00) 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:

Lot 2, according to a Resurvey of Lot 1 of Yeager Commercial Park North, as recorded in Map Book 24 page 8 in the Probate Office of Shelby County, Alabama

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

12/27/2000-44939

02:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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002 mmb 18.00

Inst # 2000-44939

hand and seal on this the 15th day of December, 2000.

FIRST NATIONAL BANK OF SHELBY COUNTY,
Mortgagee:

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

By: William R. Justice
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 15h day of December, 2000.

My Commission Expires: 7/3/2002

Judy R. Davis
Notary Public

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 15th day of December, 2000.

My Commission Expires: 7/3/2002

Judy R. Davis
Notary Public

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

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