

Foreclosure Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WHEREAS, **ROY ALLEN SIMS, II, and wife, LATRINA DENISE SIMS**, did on 26 September, 1997, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #1997-32074, which mortgage did convey the lands hereinafter described to **CENTRAL STATE BANK**; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, **CENTRAL STATE BANK**, and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three consecutive weeks, viz: 02 April, 2003, 09 April, 2003, and 16 April, 2003, in the *Shelby County Reporter*, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by *Clint C. Thomas, Esq.*, as attorney-in-fact for the mortgagors and as attorney-in-fact for said mortgagee, and *Clint C. Thomas, Esq.*, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on 25 April, 2003, and at said sale Central State Bank was the highest bidder for the said property at and for the sum of Fifty-One Thousand Eight Hundred Forty-Six and 00/100 (\$ 51,846.00), and said property was sold to the said Central State Bank at and for the sum aforesaid.

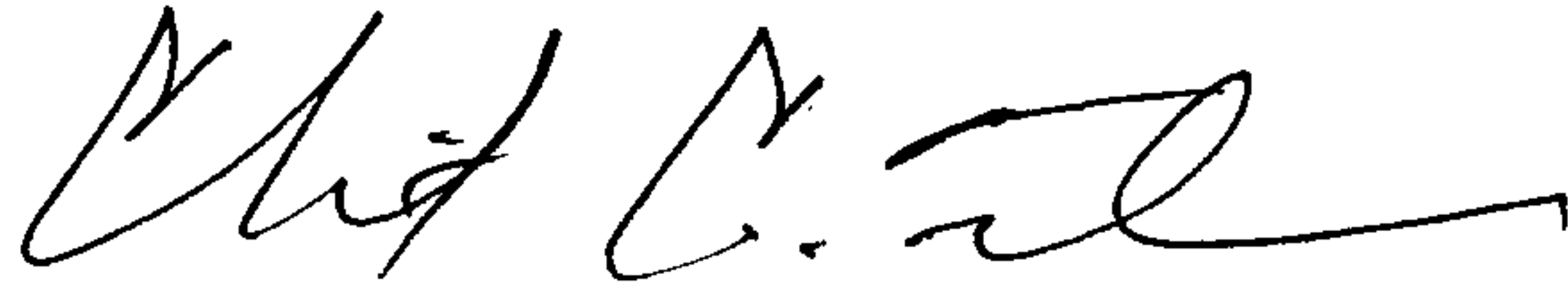
NOW THEREFORE, the premises considered, the said mortgagee, **CENTRAL STATE BANK**, by and through its attorney-in-fact, *Clint C. Thomas, Esq.*, duly authorized as aforesaid and *Clint C. Thomas, Esq.*, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of Fifty-One Thousand Eight Hundred Forty-Six and 00/100 (\$ 51,846.00) to me in hand paid by the said Central State Bank, receipt of which is hereby acknowledged, we do GRANT, BARGAIN, SELL and CONVEY unto the said Central State Bank the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

Lot 5, according to Hill Top Estates, as recorded in Map Book 16, Page 46 and re-recorded in Map Book 18, Page 22 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Central State Bank, FOREVER.

IN WITNESS WHEREOF, the mortgagee, **CENTRAL STATE BANK**, by and through its attorney-in-fact, *Clint C. Thomas, Esq.*, and the said *Clint C. Thomas, Esq.*, as auctioneer and person making the sale, have hereunto set my hand and seal this 25 Day of April, 2003.

CENTRAL STATE BANK

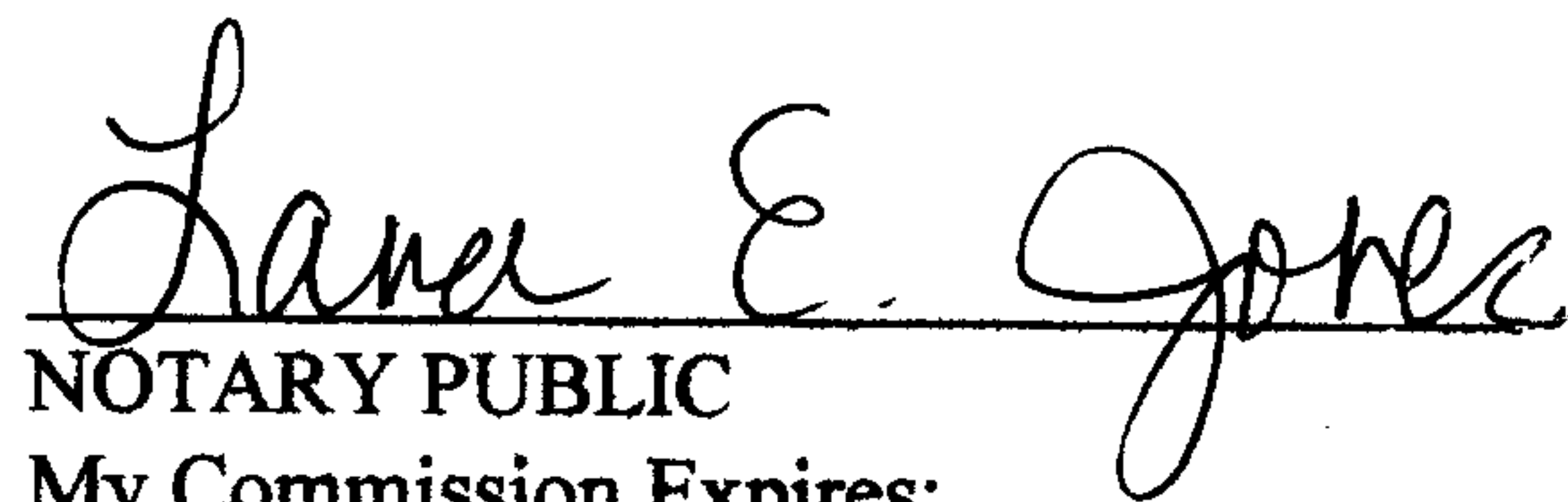


BY: Clint C. Thomas, Esq.
Attorney at Law
Attorney-in-Fact & Auctioneer for Mortgagee

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Clint C. Thomas, Esq., whose name as attorney-in-fact for Central State Bank, and as auctioneer for same, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact for Central State Bank, and with full authority, executed the same voluntarily for and as the act of said Central State Bank, and that he, in his capacity as auctioneer and person making the said sale, being informed as such auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25 Day of April, 2003.


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MAY 7, 2006

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

20030505000273790 Pg 3/3 21.00
Shelby Cnty Judge of Probate, AL
05/05/2003 09:41:00 FILED/CERTIFIED