

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on June 29, 2000, Joseph A. Murray, a married man, executed a certain mortgage on property hereinafter described to First National Bank of Shelby County, which mortgage is recorded as Instrument Number 2000-21964, in the Office of the Judge of Probate of Shelby, County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and First National Bank of Shelby County, did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of May 7, 2003, May 14, 2003, and May 21, 2003; and

WHEREAS, on May 30, 2003, 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 conducted and First National Bank of Shelby County did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said First National Bank of Shelby County and whereas said First National Bank of Shelby County was the highest bidder and best bidder, in the amount of One Hundred Eight Two Hundred Four and 00/100 Dollars (\$108,204.00) on the indebtedness secured by said mortgage, said First National Bank of Shelby County, by and through Foster D. Key as Auctioneer Conducting Said Sale and as Attorney-in-Fact for Joseph A. Murray, does hereby grant, bargain, sell and convey unto **FIRST NATIONAL BANK OF SHELBY COUNTY** the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East; thence run North along said 1/4 - 1/4 line a distance of 232.96 feet to the point of beginning; thence continue along last described course a distance of 192.20 feet; thence turn an angle of 92 deg. 44 min. 56 sec. right and run a distance of 154.00 feet; thence turn an angle of 94 deg. 45 min. 00 sec. left and run a distance of 122.00 feet; thence turn an angle of 28 deg. 13 min. 15 sec. left and run a distance of 187.04 feet to the southerly ROW of County Hwy. 77; thence turn an angle of 87 deg. 06 min. 08 sec. right and run a distance of 73.92 feet; thence turn an angle of 11 deg. 23 min. 06 sec. left and run a distance of 45.33 feet to the southerly edge of a chert road; thence run the following described courses along said chert road; thence turn an angle of 95 deg. 10 min. 20 sec. right and run a distance of 63.89 feet; thence turn an angle of 19 deg. 47 min. 03 sec right and

run a distance of 106.68 feet; thence turn an angle of 16 deg. 14 min. 49 sec. left and run a distance of 70.93 feet; thence turn an angle of 6 deg. 49 min. 18 sec. left and run a distance of 57.60 feet; thence turn an angle of 12 deg. 34 min. 46 sec. right and run a distance of 59.31 feet; thence turn an angle of 10 deg. 54 min. 15 sec. left and run a distance of 103.97 feet; thence turn an angle of 22 deg. 25 min. 03 sec. left and run a distance of 35.21 feet; thence turn an angle of 7 deg. 14 min. 32 sec. right and run a distance of 44.10 feet; thence turn an angle of 7 deg. 45 min. 31 sec. right and run a distance of 121.10 feet; thence turn an angle of 9 deg. 17 min. 29 sec. right and run a distance of 44.80 feet; thence turn an angle of 14 deg. 58 min. 03 sec. right and run a distance of 50.92 feet; thence turn an angle of 15 deg. 18 min. 55 sec. right and run a distance of 52.01 feet; thence leaving said chert road turn an angle of 107 deg. 33 min. 59 sec. right and run a distance of 698.76 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated June 19, 2000.

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, First National Bank of Shelby County has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key, as Auctioneer Conducting Said Sale, has hereto set his hand and seal on this May 30, 2003.

JOSEPH A. MURRAY

By: 
FOSTER D. KEY, ATTORNEY-IN-FACT

FIRST NATIONAL BANK OF SHELBY COUNTY

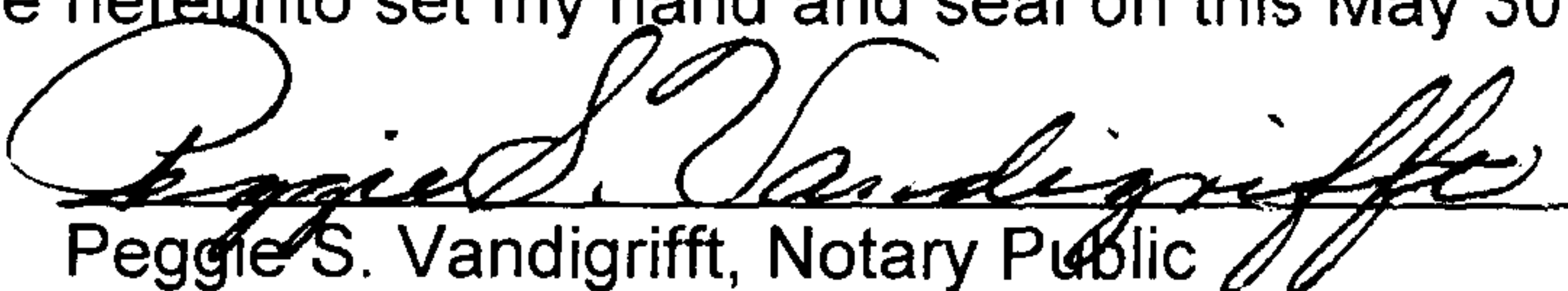
By: 
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: 
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as Attorney-in-Fact for Joseph A. Murray, and as Auctioneer and Attorney-in-Fact for First National Bank of Shelby County and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this May 30, 2003.


Peggie S. Vandigrift, Notary Public
My Commission expires November 3, 2004

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 3, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS