

Foreclosure Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WHEREAS, **REBA LANGSTON MILES**, a single woman, and **CHARLES RAY ELLIS**, a single man, did on 30 July, 2002, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #20020814000383430, 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: 08 OCT 2003, 15 OCT 2003, and 22 OCT 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 07 November, 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 Thirty Dollars and 73/100 (\$ 51,830.73), 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 Thirty Dollars and 73/100 (\$ 51,830.73)

Clint C. Thomas

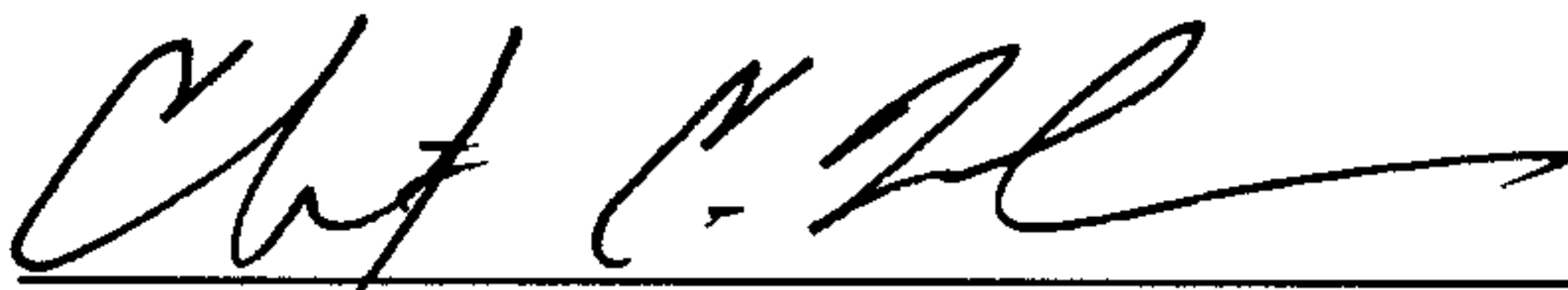
to me in hand paid by the said Central State Bank, receipt of which is hereby acknowledged, we do GRANT, BARGAIN, SELL and CONVEY unto the said Central State Bank the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

A lot in the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 Section a distance of 315 feet to the Point of Beginning; from this point continue South along the West line of the 1/4-1/4 Section a distance of 47.40 feet; thence turn an angle of 83 degrees 13 minutes to the left and run a distance of 146.00 feet; thence turn an angle of 96 degrees 47 minutes to the left and run a distance of 71.21 feet; thence turn an angle of 92 degrees 35 minutes to the left and run a distance of 145.06 feet to the Point of Beginning. Situated in the NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama. ALSO, Begin at the Northwest corner of Section 2, Township 21 South, Range 3 West, and run East along the North line of said Section 143 feet; thence turn angle of 87 degrees 41 minutes to the right and run 302.67 feet; thence turn an angle of 87 degrees 25 minutes to the right and run 143.1 feet to the West line of said Section; thence turn an angle of 92 degrees 35 minutes to the right and run 315 feet to the Point of Beginning. LESS & EXCEPT that portion of the above described property conveyed by deed recorded in Real Record 125, Page 920, in 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 07 Day of Nov., 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 07 Day of Nov., 2003.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MAY 7, 2008

This Instrument Prepared By:

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