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THIS INSTRUMENT WAS PREPARED BY:
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20040224000095600 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/24/2004 15:09:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on October 25, 1996, Jimmy L. Jones, 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 1996-35750, 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 January 14, 2004, January 21, 2004, and January 28, 2004; and

WHEREAS, on February 9, 2004, 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 First National Bank of Shelby County was the highest bidder and best bidder, in the amount of Twenty-two Thousand Two Hundred Twenty-three and 00/100 Dollars (\$22,223.00) 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 Jimmy L. Jones, 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:

From the Southwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, go North 85 deg. 00 min. 00 sec. West 2,010 feet to center of the Old Louisville & Nashville Railroad right-of-way; thence North 23 deg. 30 min. West 1,819 feet along said centerline of the Old L & N Railroad right-of-way; thence South 87 deg. 29 min. 42 sec. West 609.55 feet for a point of beginning; thence continue on the same line 130.50 feet; thence North 04 deg. 35 min. 58 sec. West 348.81 feet; thence North 84 deg. 26 min. 59 sec. East 128.12 feet; thence South 04 deg. 58 min. 20 sec. East 355.72 feet to the point of beginning. Lying in the NW 1/4 of the SW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Also, an easement for ingress and egress more particularly described as follows: A ten foot easement lying 5 feet on each side of a line described as follows: From the Northwest corner of the above described property, go North 84 deg. 26 min. 59 sec. East, along the North line of property 22 feet

for a point of beginning; thence North 00 deg. 32 min. 04 sec. east 76.12 feet to the right of way of the public road. Being situated in Shelby County, Alabama.

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 February 9, 2004.

JIMMY L. JONES

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 Jimmy L. Jones 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 February 9, 2004.


Peggie S. Vandigriff, 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