


THIS INSTRUMENT WAS PREPARED BY:
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20040224000095610 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 May 2, 2002, Samuel A. Logue and Kelley C. Logue, husband and wife, executed a certain mortgage on property hereinafter described to First National Bank of Shelby County which mortgage is recorded as Instrument Number 20020503000208550, 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 said First National Bank of Shelby County was the highest bidder and best bidder, in the amount of Two Hundred Forty-five Thousand and 00/100 Dollars (\$245,000.00) 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 Samuel A. Logue and Kelley C. Logue, 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:

A parcel of land situated in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Northeast corner of the said Southwest 1/4 of said Section 31; thence run in a Westerly direction along the North line of said SW 1/4 for a distance of 301.28 feet to a point; thence turn a deflection to the left of 51 deg. 49 min. 38 sec. and run in a Southwesterly direction a distance of 150.00 feet to a point, said point being the Point of Beginning of the Parcel herein described; thence turn a deflection angle to the right of 91 deg. 10 min. 21 sec. and run in a Northwesterly direction a distance of 186.00 feet to a point; thence turn an interior angle 219 deg. 20 min. 43 sec. and run to the left in a westerly direction a distance of 173.94 feet to a point; thence turn an interior angle of 92 deg. 34 min. 40 sec. and run to the right in a Northerly direction a distance of 105.16 feet to a point, said point being on the South line of Cahaba Valley Park North, as recorded in Map Book 13 at page 140 A & B, Shelby County, Alabama; thence turn an interior angle of 87 deg. 21 min. 43 sec. and run to the right in an Easterly direction a distance of 283.40 feet to a point; thence turn an

interior angle of 108 deg. 53 min. 15 sec. and run to the right in a Southeasterly direction a distance of 635.86 feet to a point, said point being on the Northerly right of way line of Southgate Drive as recorded in Map Book 22 at page 91, Shelby County, Alabama, and also being on a curve to the left; thence turn an interior angle of 87 deg. 11 min. 12 sec. to tangent and run to the right along the arc of said curve, having a central angle of 2 deg. 48 min. 48 sec. and a radius of 280.00 feet, in a southwesterly direction along said right of way an arc distance of 13.75 feet to a point; thence continue tangent to last described curve, in a southwesterly direction, along said right of way, a distance of 46.26 feet to a point, thence turn an interior angle of 90 deg. 00 min. 00 sec. and leaving said right of way, run to the right in a Northwesterly direction, a distance of 395.80 feet to a point; thence turn an angle of 123 deg. 00 min. 00 sec. and run to the right in a Northeasterly direction a distance of 30.00 feet to the point of beginning.

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.

SAMUEL A. LOGUE and KELLEY C. LOGUE

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 Samuel A. Logue and Kelley C. Logue 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