

STATE OF ALABAMA

COUNTY OF SHELBY


20040625000348510 Pg 1/3 21.00
Shelby Cnty Judge of Probate, AL
06/25/2004 12:01:00 FILED/CERTIFIED

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on April 18, 1996, Margaret F. Bonfield Orrin R. Ford executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF SHELBY COUNTY, said mortgage being recorded as Instrument # 1996-12664, in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in 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 Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) consecutive weeks prior to said sale, at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said FIRST NATIONAL BANK OF SHELBY COUNTY did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, for three successive weeks, in its editions of June 2, 9 and 16, 2004; and

WHEREAS, on the 25th day of June, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for FIRST NATIONAL BANK OF SHELBY COUNTY; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of FIRST NATIONAL BANK OF SHELBY COUNTY, in the amount of Four Hundred Twenty-five Thousand and no/100 Dollars (\$425,000.00), which sum of money FIRST NATIONAL BANK OF SHELBY COUNTY offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to FIRST NATIONAL BANK OF SHELBY COUNTY; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Four Hundred Twenty-five Thousand and no/100 Dollars (\$425,000.00) on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF SHELBY COUNTY, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for FIRST

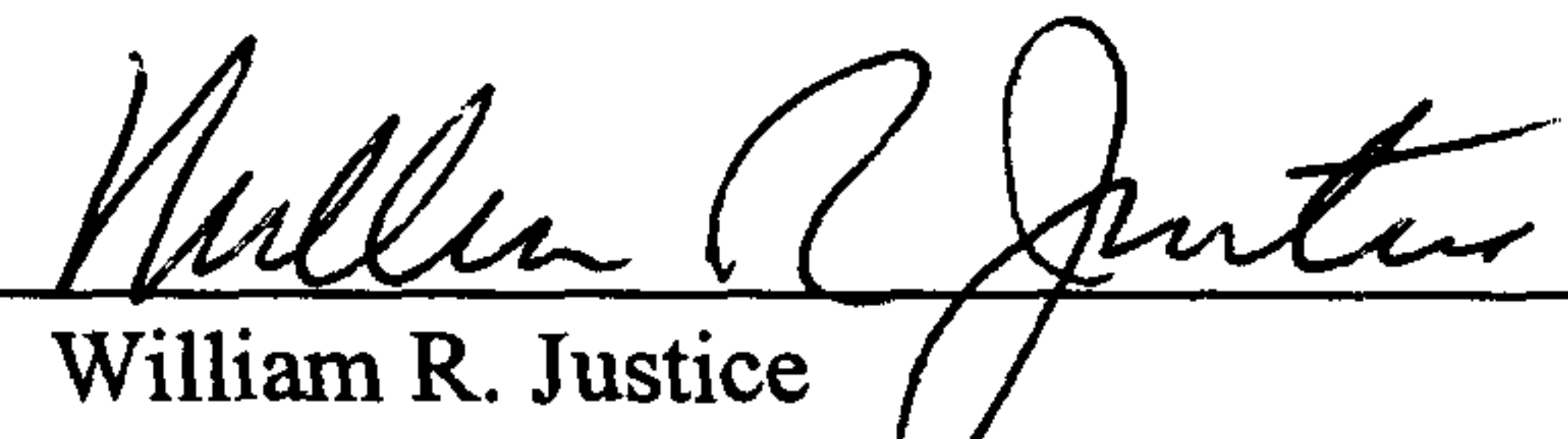
NATIONAL BANK OF SHELBY COUNTY, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FIRST NATIONAL BANK OF SHELBY COUNTY the following described property situated in Shelby County, Alabama, to-wit:

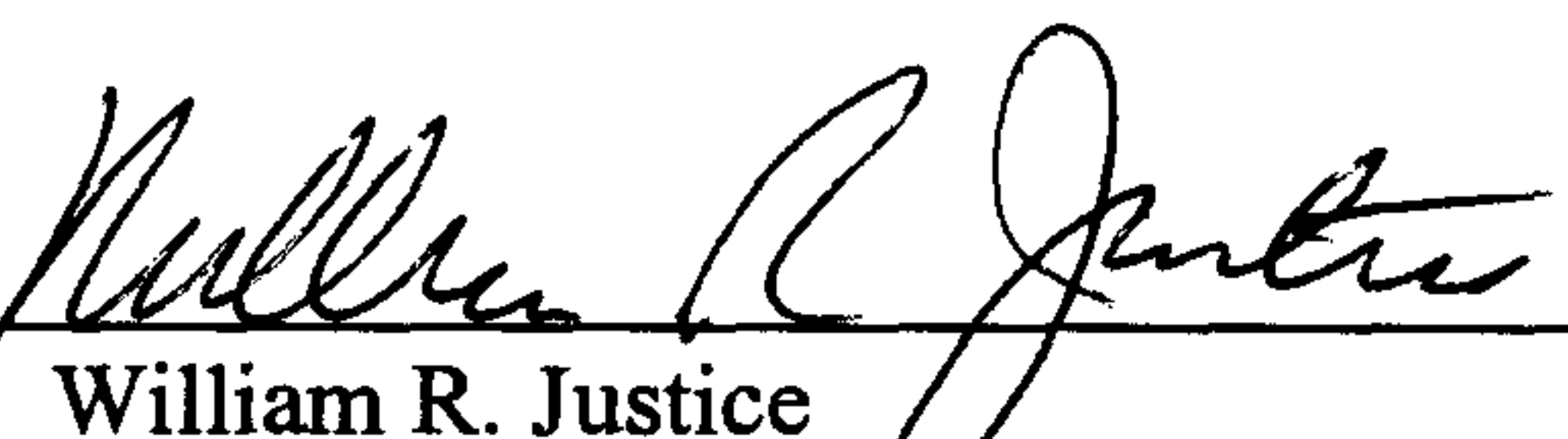
A parcel of land in the NE 1/4 of the SE 1/4 of Section 23, and in the NW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 1 of Walters Cove Subdivision, Second Sector, as recorded in Map Book 5, Page 41 in the Office of the Judge of Probate of Shelby County, (said point being on the North right of way of Shelby County Highway #416); thence run South and perpendicular to said Highway 20.00 feet to the centerline of said highway; thence turn left 90 deg. 12 min. and run East along said centerline 218.41 feet to the point of beginning; thence turn right 90 deg. 12 min. and run South 469.84 feet; thence turn left 90 deg. 12 min. and run East 150.04 feet to the 397 foot contour, (said contour being an Alabama Power Company easement); thence turn left 59 deg. 21 min. 31 sec. to the chord of the meander of said contour and run Northeasterly along the meander of said contour a chord distance of 546.09 feet to a point which is an extension of the centerline of said Highway #416; thence turn left 120 deg. 38 min. 29 sec. from said chord and run West 426.72 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the FIRST NATIONAL BANK OF SHELBY COUNTY, and his, her, its or their successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, FIRST NATIONAL BANK OF SHELBY COUNTY has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 25th day of June, 2004.

FIRST NATIONAL BANK OF SHELBY COUNTY,
Mortgagee:

By: 
William R. Justice
as Attorney in Fact and
Auctioneer.

By: 
William R. Justice
as Auctioneer conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for FIRST NATIONAL BANK OF SHELBY COUNTY, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 25th day of June, 2004.

Francis H. Sammons
Notary Public

My Commission Expires:

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 25th day of June, 2004.

Francis H. Sammons
Notary Public

My Commission Expires:

Document prepared by:

William R. Justice, Attorney at Law, First National Bank of Shelby County
P.O. Box 977, Columbiana, AL 35051

Send tax notice to:

First National Bank of Shelby County
P.O. Box 977, Columbiana, AL 35051

