

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on December 19, 2000, Roy E. Hamilton executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF SHELBY COUNTY, said mortgage being recorded as Instrument # 2001-01863, 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 May 12, May 19, and May 26, 2004; and

WHEREAS, on the 4th 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 Judy R. Davis 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 Ninety-nine Thousand and no/100 Dollars (\$99,000.00), 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 Ninety-nine Thousand and no/100 Dollars (\$99,000.00) on the indebtedness secured by said mortgage, the said FIRST NATIONAL BANK OF SHELBY COUNTY, by and through Judy R. Davis, as Auctioneer conducting said sale and as attorney in fact for FIRST NATIONAL BANK OF SHELBY COUNTY, and the said Judy R. Davis, as the Auctioneer conducting said sale, does hereby

First National Bank of Shelby Co.

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 NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West and run North 88 deg. 30 min. 09 sec. East along the South line of said 1/4 - 1/4 Section for 82.00 feet to point beginning; thence continue along the last described course for 281.84 feet; thence run North 3 deg. 07 min. 01 sec. West for 653.45 feet to a point on the South right of way line of County Road No. 25; thence run South 63 deg. 07 min. 03 sec. West along said right of way line for 170.20 feet to a point, said point being the beginning of a curve to the right, said curve having a central angle of 2 deg. 39 min. 20 sec. and a radius of 2258.06 feet, said curve being subtended by a chord which bears South 64 deg. 26 min. 43 sec. West for a distance of 104.64 feet; thence run Southwesterly along the arc of said curve and said right of way for 104.65 feet; thence run South 00 deg. 00 min. 00 sec. West for 537.75 feet to 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 Judy R. Davis as Auctioneer conducting said sale, and as Attorney in Fact, and Judy R. Davis as Auctioneer conducting said sale, has hereto set her hand and seal on this the 4th day of June, 2004.

FIRST NATIONAL BANK OF SHELBY COUNTY,
Mortgagee:

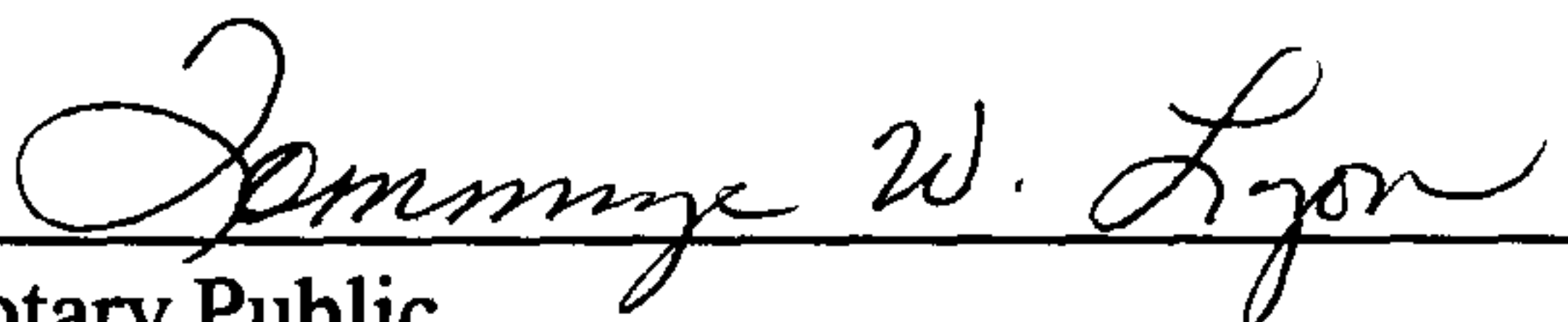
By: Judy R. Davis
Judy R. Davis
as Attorney in Fact and
Auctioneer.

By: Judy R. Davis
Judy R. Davis
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 Judy R. Davis 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, she, in her 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 4th day of June, 2004.

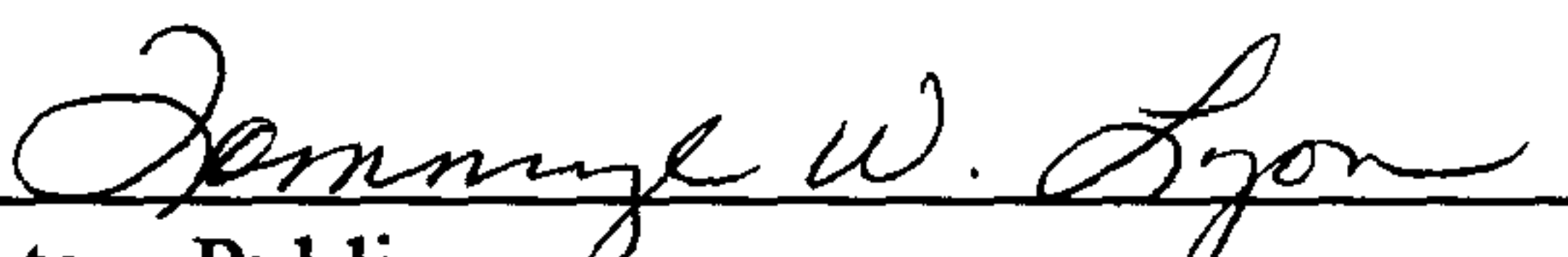

Notary Public

My Commission Expires: 12-19-07

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that Judy R. Davis, 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, she, in her 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 4th day of June, 2004.


Notary Public

My Commission Expires: 12-19-07

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