

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on July 25, 2000, Rodney Hamilton executed a certain mortgage on the property hereinafter described to FIRST NATIONAL BANK OF SHELBY COUNTY, said mortgage being recorded as Instrument # 2000-25442, 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 One Hundred Eight Thousand and no/100 Dollars (\$108,000.00), 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 One Hundred Eight Thousand and no/100 Dollars (\$108,000.00) 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 GRANT, BARGAIN, SELL AND CONVEY unto the said FIRST NATIONAL BANK OF SHELBY

sf Auctioneer Shelby Co.

COUNTY the following described property situated in Shelby County, Alabama, to-wit:


A parcel of land lying in the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

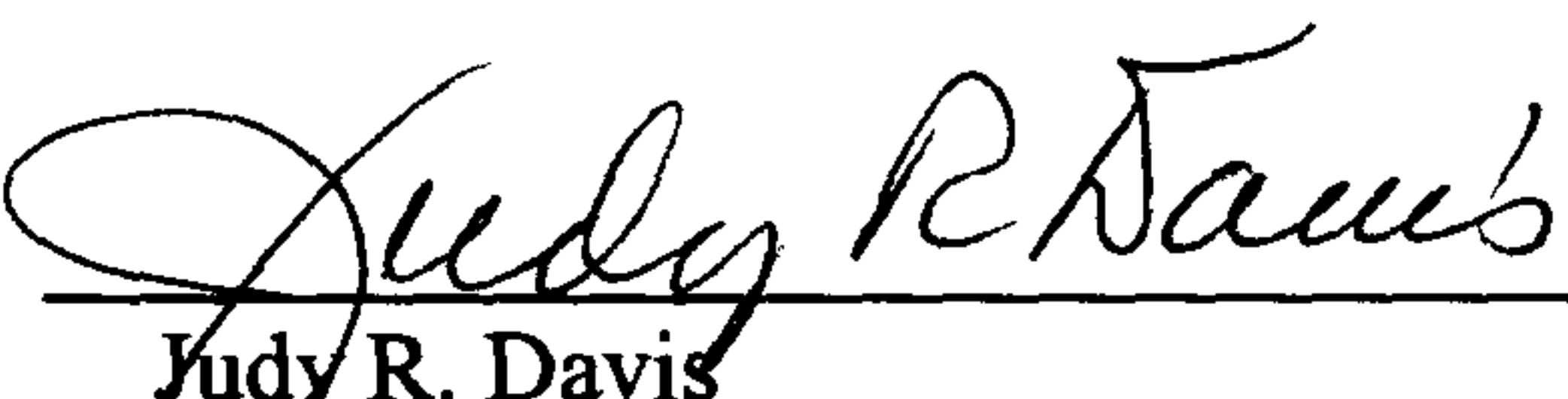
Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West, and run South 45 deg. 10 min. East for a distance of 1702.66 feet to a point; thence turn an angle of 27 deg. 29 min. to the right and proceed in a Southerly direction along back of curb for a distance of 124.08 feet to a point, being the point of beginning of the property herein described; thence continuing in a Southerly direction along the back of curb, for a distance of 109.80 feet to a point; thence turn an angle of 92 deg. 17 min. to the left and proceed in an Easterly direction for a distance of 89.77 feet to a point; thence turn an angle of 89 deg. 44 min. to the left and proceed in a Northerly direction for a distance of 104.39 feet to a point; thence turn an angle of 86 deg. 46 min. to the left and proceed in a Westerly direction for a distance of 86.00 feet to the point of beginning. 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:

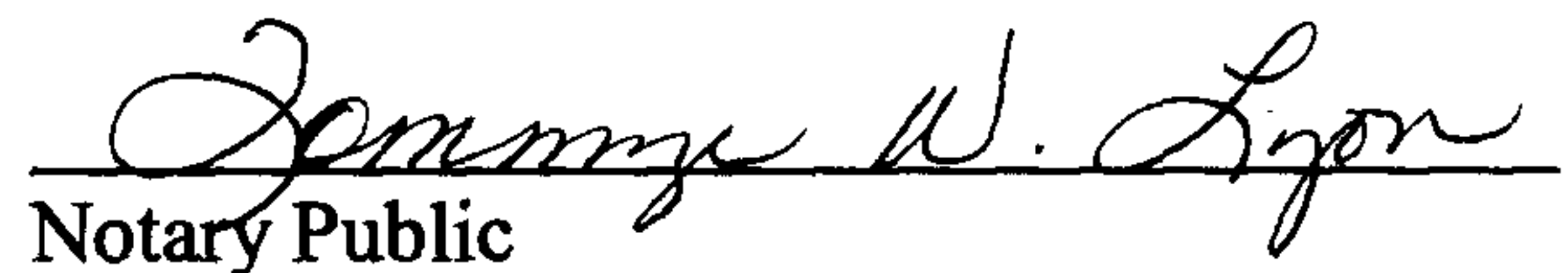
By: 
Judy R. Davis
as Attorney in Fact and
Auctioneer.

By: 
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.

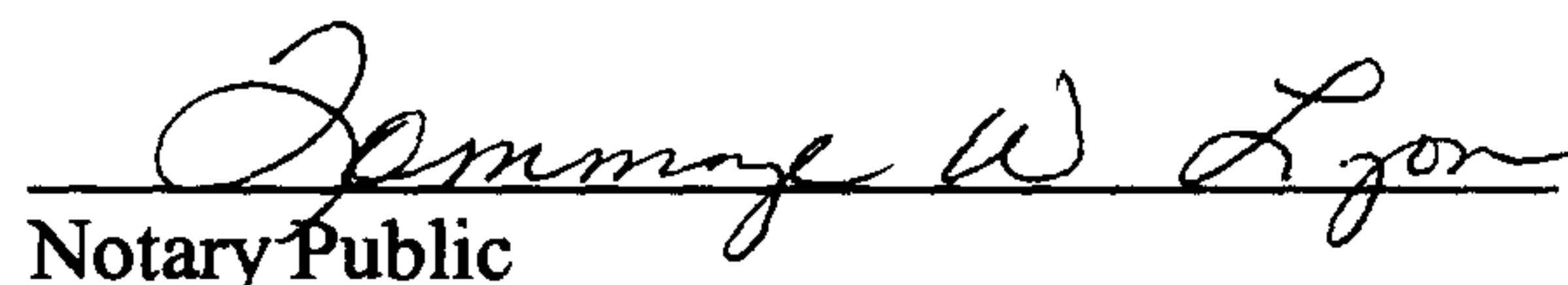

Notary Public

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