

✓ THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **April 18, 2003, Russell L. Nation and Henry O. Nation, III**, executed a certain mortgage on property hereinafter described to **First National Bank of Shelby County**, which mortgage is recorded in **Instrument Number 20030430000265940**, 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 26, February 2 and February 9, 2005**; and

WHEREAS, on **February 23, 2005**, 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 bidders and best bidders, in the amount of **\$241,350.00** 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 **Russell L. Nation and Henry O. Nation, III**, 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 Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West; thence South 0 degrees 02 minutes 52 seconds East along the East line of said 1/4-1/4 section a distance of 507.63 feet; thence South 89 degrees 04 minutes 41 seconds West a distance of 30.17 feet; thence South 0 degrees 02 minutes 43 seconds East a distance of 428.01 feet; thence North 63 degrees 38 minutes 08 seconds West a distance of 266.78 feet to the point of beginning; thence North 84 degrees 26 minutes 18 seconds West a distance of 117.31 feet; thence South 26 degrees 43 minutes 16 seconds West a distance of 191.34 feet to a point on the Northeasterly right of way line of Shelby County Kic-.tway (Highway) No. 52, thence South 61 degrees 19 minutes 15 seconds East along said right of way line a distance of 127.46 feet; thence North 22 degrees 22 minutes 47 seconds East and leaving said right of way line a distance of 238.13 feet to the point of beginning.

TO HAVE AND TO HOLD the above-described property unto their 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 **23rd day of February, 2005**.

Russell L. Nation and Henry O. Nation, III

By: 
FOSTER D. KEY, ATTORNEY-IN-FACT

First National Bank of Shelby County

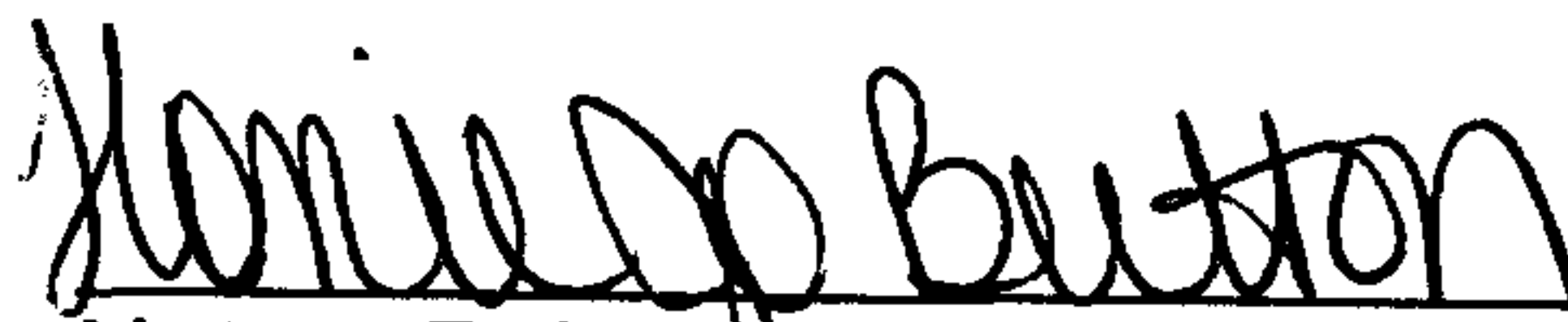
By: 
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

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 **Russell L. Nation and Henry O. Nation, III**, 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 **23rd day of February, 2005**.



Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS