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Shelby Cnty Judge of Probate, AL  
04/07/2005 02:05:38PM FILED/CERT

SEND TAX NOTICE TO:  
Century Bank, FSB  
1680 Fruitville Rd.  
P. O. Box 2900  
Sarasota, FL 34230  
(#9131538)

STATE OF ALABAMA            )  
  
COUNTY OF SHELBY         )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of July, 1997, Eugene E. Peebles and wife, Ella Mae Peebles, executed that certain mortgage on real property hereinafter described to Mortgage Investors, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1997-23169, said mortgage having subsequently been transferred and assigned to Century Bank, FSB, by instrument recorded in Instrument Number 2000-15134 and bring re-recorded in Instrument Number 20040301000103550, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Century Bank, FSB 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 February 23, 2005, March 2, 2005, and March 9, 2005; and

WHEREAS, on March 29, 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 Century Bank, FSB 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Century Bank, FSB; and

WHEREAS, Century Bank, FSB was the highest bidder and best bidder in the amount of Thirty Nine Thousand Two Hundred Seventy Eight Dollars and 68/100 Dollars (\$39,278.68) on the indebtedness secured by said mortgage, the said Century Bank, FSB, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Century Bank, FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Northeast Quarter; Southwest Quarter; Section 36, Township 20 South, Range 3 West and more particularly described as follows:  
Starting at the Southeast corner of the said Northeast Quarter; Southwest Quarter; Section 36, Township 20 South, Range 3 West run Northerly along the East boundary line of said Northeast Quarter; Southwest Quarter a distance of 150.9 feet to an iron marker by a 15 inch diameter pine tree, the point of beginning. Thence continue Northerly along the said East boundary line of said Northeast Quarter; Southeast Quarter a distance of 293.0 feet to an iron marker. Thence turn an angle of 62 degrees 34 minutes to the left and run Northwesterly a distance of 42.5 feet to an iron marker. Thence turn an angle of 85 degrees 03 minutes to the left and run Southwesterly a distance of 273.5 feet to an iron marker. Thence turn an angle of 98 degrees 05 minutes to the left and run Southeasterly a distance of 201.1 feet to the point of beginning. Said parcel of land lies in the said Northeast Quarter; Southwest Quarter; Section 36, Township 20 South, Range 3 West.

TO HAVE AND TO HOLD the above described property unto Century Bank, FSB, its successors/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; and also subject to all recorded



mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Century Bank, FSB , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 29<sup>th</sup> day of March, 2005.

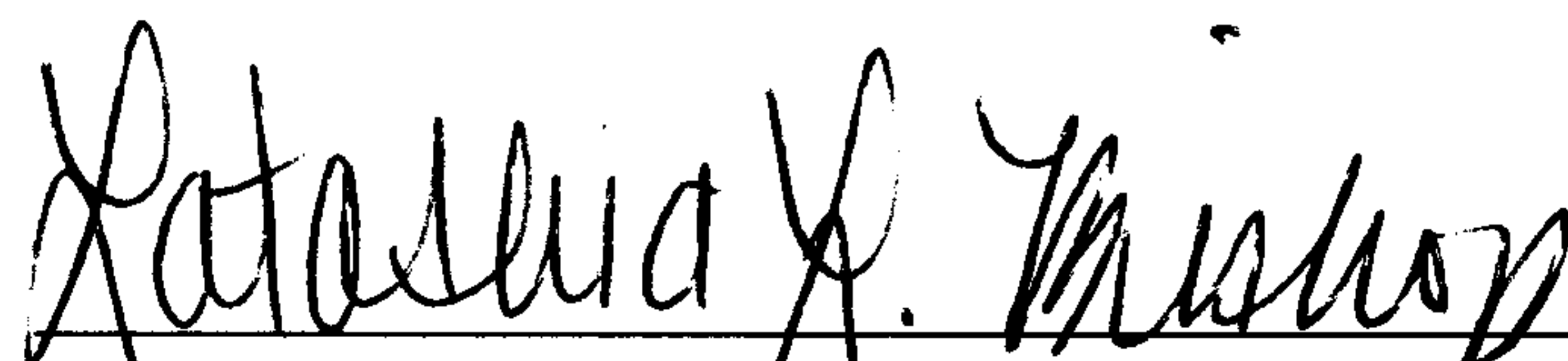
Century Bank, FSB

By:   
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Century Bank, FSB , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 29<sup>th</sup> day of March, 2005.

  
Notary Public     MY COMMISSION EXPIRES FEBRUARY 11, 2008  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
Cynthia W. Williams  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727