

## Foreclosure Deed

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

WHEREAS, **Jeff D. Falkner**, and **Janice M. Falkner**, a married couple, did on 25<sup>th</sup> April, 2002, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #20020506000208870, which mortgage did convey the lands hereinafter described to **CENTRAL STATE BANK**; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, **CENTRAL STATE BANK**, and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three consecutive weeks, viz: 10 October, 2007, 17 October, 2007, and 24 October, 2007, in the *Shelby County Reporter*, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by *Clint C. Thomas, Esq.*, as attorney-in-fact for the mortgagors and as attorney-in-fact for said mortgagee, and *Clint C. Thomas, Esq.*, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on 02 November, 2007, and at said sale Central State Bank was the highest bidder for the said property at and for the sum of Sixty-Two Thousand Ninety-Three Dollars and 53/100 (\$ 62,093.53), and said property was sold to the said Central State Bank at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, **CENTRAL STATE BANK**, by and through its attorney-in-fact, *Clint C. Thomas, Esq.*, duly authorized as aforesaid and *Clint C. Thomas, Esq.*, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of Sixty-Two Thousand Ninety-Three Dollars and 53/100 (\$ 62,093.53) to me in hand paid by the said Central State Bank, receipt of which is hereby acknowledged, we

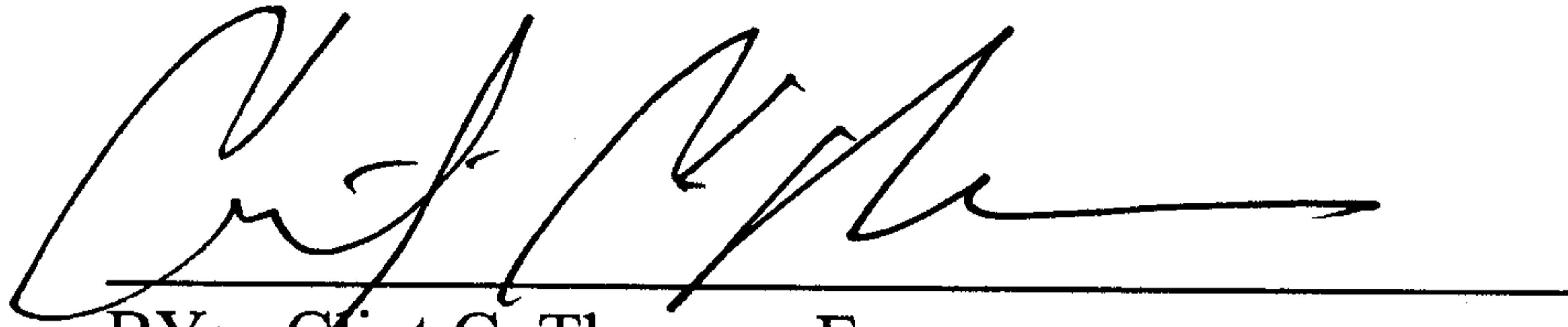
do GRANT, BARGAIN, SELL and CONVEY unto the said Central State Bank the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

*PARCEL 1: Begin at the NE corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 49 minutes 21 seconds West along the East line of said Section 35 a distance of 384.52 feet; Thence North 89 degrees 38 minutes 36 seconds West a distance of 650.10 feet; Thence North 00 degrees 12 minutes 51 seconds West a distance of 211.43 feet; Thence North 77 degrees 50 minutes 25 seconds East a distance of 461.42 feet; Thence North 46 degrees 42 minutes 50 seconds East a distance of 261.06 feet to the Westerly right of way of Alabama Gas Corp.; Thence South 18 degrees 50 minutes 04 seconds East along said right of way a distance of 72.02 feet; Thence South 01 degree 49 minutes 21 seconds West and leaving said right of way a distance of 39.19 feet to the point of beginning. PARCEL 2: Begin at the NW corner of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; Thence South 01 degree 49 minutes 21 seconds West along the West line of said Section 36 a distance of 384.52 feet; Thence South 89 degrees 17 minutes 38 seconds East a distance of 158.61 feet to the Westerly right of way of Alabama Gas Corp.; Thence North 18 degrees 50 minutes 04 seconds West along said right of way a distance of 449.52 feet; Thence South 01 degree 49 minutes 21 seconds West and leaving said right of way a distance of 39.19 feet to the point of beginning. PARCEL 3: Commence at the NW corner of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; Thence North 1 degree 49 minutes 21 seconds East a distance of 39.19 feet; Thence North 27 degrees 42 minutes 22 seconds East a distance of 110.28 feet to the Point of Beginning; Thence North 68 degrees 25 minutes 26 seconds East a distance of 62.97 feet to the Westerly right of way of Shelby County Highway 47 and a point on a curve to the left having a central angle of 2 degrees 29 minutes 37 seconds and a radius of 2950.92 feet, said curve subtended by a chord bearing South 21 degrees 56 minutes 34 seconds East and a chord distance of 128.42 feet; Thence along the arc of said curve and along said right of way a distance of 128.43 feet; Thence South 23 degrees 11 minutes 22 seconds East along said right of way a distance of 138.63 feet to a point of curve to the left having a central angle of 3 degrees 47 minutes 14 seconds and a radius of 2086.88 feet; Thence along the arc of said curve and along said right of way a distance of 137.95 feet; Thence North 87 degrees 13 minutes 18 seconds West and leaving said right of way a distance of 97.00 feet to the Easterly right of way of Alabama Gas Corp.; Thence North 19 degrees 39 minutes 15 seconds West along said right of way a distance of 364.86 feet to the Point of Beginning. PARCEL 4: Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West; Thence run East along the North line of said 1/4-1/4 for 112.56 feet to the Easterly right of way line of L&N Railroad; Thence 72 degrees 05 minutes right run Southeasterly along said right of way for 210.38 feet to the Point of Beginning; Thence continue last described course for 150.00 feet; Thence 71 degrees 42 minutes 30 seconds left run 97.62 feet to the Westerly right of way of Shelby County Highway No. 47; Thence 114 degrees 06 minutes 33 seconds left run Northerly along said right of way for 150.00 feet; Thence 62 degrees 06 minutes 05 seconds left run 83.61 feet to the Point of Beginning. Situated in Shelby County, Alabama.*

TO HAVE AND TO HOLD unto the said Central State Bank, FOREVER.

IN WITNESS WHEREOF, the mortgagee, **CENTRAL STATE BANK**, by and through its attorney-in-fact, *Clint C. Thomas, Esq.*, and the said *Clint C. Thomas, Esq.*, as auctioneer and person making the sale, have hereunto set my hand and seal this 05 Day of NOV., 2007.

CENTRAL STATE BANK



BY: *Clint C. Thomas, Esq.*

Attorney at Law

Attorney-in-Fact & Auctioneer for Mortgagee

STATE OF ALABAMA )

)

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Clint C. Thomas, Esq., whose name as attorney-in-fact for Central State Bank, and as auctioneer for same, 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 this conveyance, that he, in his capacity as such attorney-in-fact for Central State Bank, and with full authority, executed the same voluntarily for and as the act of said Central State Bank, and that he, in his capacity as auctioneer and person making the said sale, being informed as such auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 5<sup>th</sup> Day of November, 2007.



NOTARY PUBLIC

My Commission Expires: **My Commission Expires Oct. 29, 2010**

This Instrument Prepared By:

Clint C. Thomas, P.C.

Attorney at Law

P.O. Box 1422

Calera, AL 35040