

20080724000299380 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/24/2008 03:38:08PM FILED/CERT

Foreclosure Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WHEREAS, **Robert E. Owens, a married man**, did on 03 March, 2004, and on 22 June, 2001, respectively, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 20040312000129590, and # 2001-26583, respectively, 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: 25 June, 2008, 02 July, 2008, and 09 July, 2008, 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 13 June, 2008, and at said sale

Central State Bank was the highest bidder for the said property at and for the sum of Seventy-Four Thousand Two Hundred Fourteen Dollars and 55/100 (\$ 74,214.55), 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

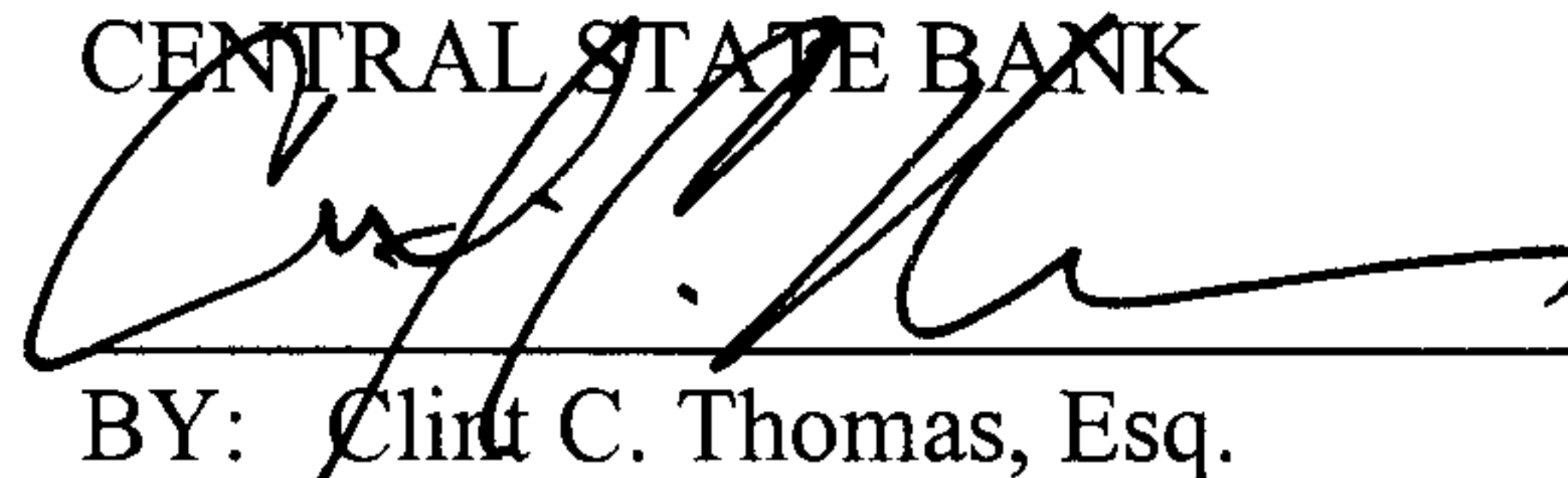
sum of Seventy-Four Thousand Two Hundred Fourteen Dollars and 55/100 (\$ 74,214.55)
to me in hand paid by the said Central State Bank, receipt of which is hereby
acknowledged, we do GRANT, BARGAIN, SELL and CONVEY unto the said Central State Bank
the following described real estate lying and being situated in the County of Shelby, State of
Alabama, to wit:

*A tract of land situated in the SW 1/4 of the NE 1/4 of Section 10, Township 24 North, Range
14 East and being described as follows: Commence at the NW corner of said 1/4-1/4 for the
Point of Beginning; Thence South 3 degrees 49' 03" West and run along West line of said
1/4-1/4 section 1048.87 feet; Thence North 62 degrees 07' 01" East and run 1296.74 feet to
the Southwesterly right of way of a county road; Thence North 72 degrees 11' 10" West and
run along right of way 128.93 feet to the beginning of a curve to the right having a radius
of 420.0 feet and a central angle of 4 degrees 41' 01"; Thence along arc of said curve 34.33
feet to the end of said curve; Thence North 67 degrees 30' 10" West and run 163.1 feet to the
beginning of a curve to the right having a radius of 170.0 feet and a central angle of 73
degrees 56' 08"; Thence along arc of said curve run 219.37 feet to the end of said curve;
Thence North 6 degrees 25' 58" East and run along said right of way 132.97 feet to the
North line of said 1/4-1/4 section; Thence North 88 degrees 28' 24" West and run along said
1/4-1/4 line 681.96 feet to the Point of Beginning, 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 18th Day of July, 2008.

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

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same bears date.

GIVEN under my hand and seal this the 18th Day of July, 2008.

Alissa Harris

NOTARY PUBLIC

My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

My Commission Expires May 12, 2011