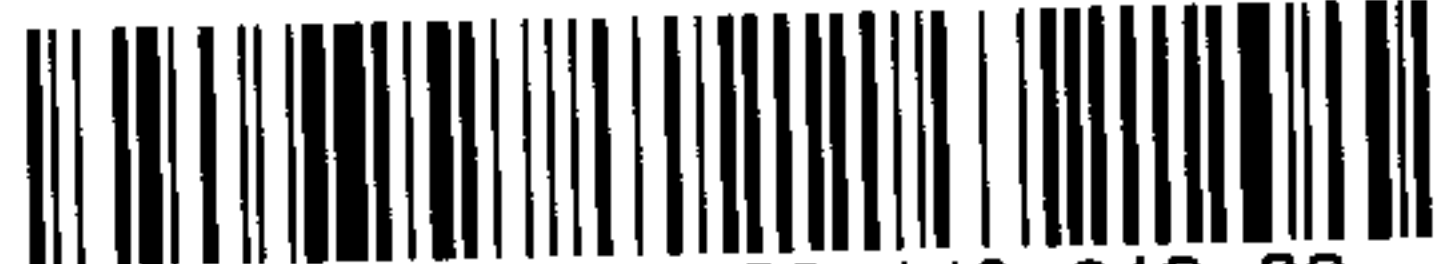


Foreclosure Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20100308000065680 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/08/2010 09:23:30 AM FILED/CERT

WHEREAS, **Michelle Wiedow, a single woman**, did on 19 September, 2001, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 2001-40930, and 20050418000180420, 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: 10 February, 2010, 17 February, 2010, and 24 February, 2010, 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 04 March, 2010, and at said sale Central State Bank was the highest bidder for the said property at and for the sum of Fifteen Thousand Dollars and 00/100 (\$ 15,000.00), 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 Fifteen Thousand Dollars and 00/100 (\$ 15,000.00) 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 8: Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 01 degree 48 minutes 37 seconds East along the East line of said Quarter-Quarter Section a distance of 385.24 feet to a point; Thence run South 01 degree 39 minutes 00 seconds East a distance of 534.54 feet to a point on the North margin of Shelby County Highway 26; Thence run North 77 degrees 41 minutes 54 seconds West along said margin of said Highway a distance of 265.38 feet to a point; Thence run North 82 degrees 48 minutes 05 seconds West along said margin a distance of 319.90 feet to a point; Thence run North 82 degrees 48 minutes 05 seconds West along said margin of said Highway a distance of 503.01 feet to a rebar corner and the Point of Beginning of the property being described; Thence run North 82 degrees 48 minutes 16 seconds West along said margin of said Highway 26 a distance of 532.22 feet to a rebar corner at a fence line; Thence run North 03 degrees 03 minutes 23 seconds East along said fence line a distance of 696.84 feet to a rebar corner on the Southerly margin of Camp Branch Circle; Thence run North 89 degrees 32 minutes 53 seconds East along the South line of said Camp Branch Circle a distance of 53.02 feet to a P.C. of a curve to the right having a radius of 280.0 feet; Thence run Easterly along the arc of said curve an arc distance of 37.12 feet to the P.T. of said curve; Thence run South 82 degrees 51 minutes 22 seconds East along the said margin of said road a tangent distance of 224.07 feet to the P.C. of a curve to the left having a radius of 620.0 feet; Thence run Easterly along the arc of said curve an arc distance of 52.85 feet to the P.T. of said curve; Thence run South 87 degrees 44 minutes 24 seconds East along said margin of Camp Branch Circle a tangent distance of 150.64 feet to a rebar corner; Thence run South 02 degrees 04 minutes 29 seconds West a distance of 722.99 feet to the Point of Beginning.

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 04 Day of MARCH, 2010.

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 4 Day of March, 2010.

Christy Higgins
NOTARY PUBLIC

My Commission Expires:

This Instrument Prepared By:

My Commission Expires July 2, 2012

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



20100308000065680 3/3 \$19.00
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