



20100421000121270 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/21/2010 11:39:15 AM FILED/CERT

INSTRUMENT PREPARED BY:

**Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076**

SEND TAX NOTICE TO:

**Central State Bank
P.O. Box 180
Calera, AL 35040**

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that;

WHEREAS, on to-wit; May 13, 2005 and May 17, 2005, Ironhorse Trucking, Inc. (the "Mortgagor" herein), did convey to CENTRAL STATE BANK (the "Mortgagee" herein) the premises hereinafter described, by mortgage deeds recorded in Instrument nos. 20050520000246920 and 20050520000246990, in the Office of the Judge of Probate of Shelby County, State of Alabama, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deeds, and whereas, in and by said mortgage deeds the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deeds, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deeds and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of the said sale have been advertised for three (3) consecutive weeks in the SHELBY COUNTY REPORTER, a newspaper published in the CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA and under the dates of March 24, 31 and April 7, 2010, and the sale has been made at public auction in all respects as provided in said Mortgage Deeds and in said notice on, to-wit; April 21, 2010, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale CENTRAL STATE BANK was the highest bidder therefor, having bid and paid the sum of **Two Hundred Seventy One Thousand Three Hundred Thirty Four and 31/100 DOLLARS (\$271,334.31)**, including costs of sale;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Seventy One Thousand Three Hundred Thirty Four and 31/100 DOLLARS (\$271,334.31)**, in hand paid by CENTRAL STATE BANK, receipt of which is hereby acknowledged, the said Mortgagee, acting by and through MITCHELL A. SPEARS, ATTORNEY-IN-FACT and AUCTIONEER making the sale, who is duly authorized as such by said Mortgages and under the laws of Alabama; to execute a deed to the Purchasers do;




Give, Grant, Bargain, Sell and Convey unto the said CENTRAL STATE BANK, its successors, and assigns, all right, title and interest of IRONHORSE TRUCKING, INC., in and to the following described real estate, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after April 21, 2010, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTIONS CONTAINED WITHIN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SETOUT HEREIN.

TO HAVE AND TO HOLD, unto the said CENTRAL STATE BANK and its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 21st day of April, 2010, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.


CENTRAL STATE BANK


By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as attorney-in-fact and Auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of Central State Bank, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2010.


Notary Public
My commission expires: 9/6/2010




20100421000121270 3/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/21/2010 11:39:15 AM FILED/CERT

EXHIBIT A

PARCEL I:

Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 02 degrees 10 minutes 03 seconds West along the West line of said quarter-quarter section a distance of 453.53 feet to a two inch open top pipe corner; thence run North 87 degrees 49 minutes 57 seconds East a distance of 435.00 feet to a set rebar corner; thence run North 02 degrees 10 minutes 03 seconds West, a distance of 90.00 feet to a set rebar corner; thence run North 87 degrees 49 minutes 57 seconds East, a distance of 46.00 feet to a set rebar corner; thence run North 02 degrees 10 minutes 53 seconds West, a distance of 180.00 feet to a set rebar corner; thence run South 87 degrees 49 minutes 57 seconds West, a distance of 480.99 feet to a set rebar corner on the West line of said quarter-quarter section; thence run North 02 degrees 09 minutes 57 seconds West along said quarter-quarter section line a distance of 607.41 feet to the Northwest corner of said Section 14; thence run South 90 degrees 00 minutes 00 seconds East along the North line of said Section 14 a distance of 1,300.16 feet to a found two inch open top corner that represents the Northeast corner of the Northwest quarter of the Northwest quarter of same said Section 14; thence run South 02 degrees 07 minutes 40 seconds East along the East line of said Northwest quarter of the Northwest quarter of same said Section 14 a distance of 575.82 feet to a one inch open top pipe corner; thence run South 70 degrees 59 minutes 52 seconds West a distance of 433.07 feet to a set rebar corner; thence run South 10 degrees 47 minutes 57 seconds East a distance of 193.35 feet to a fence corner; thence run South 15 degrees 32 minutes 01 second West, a distance of 458.58 feet to a point on the North margin of Night Circle, a dirt surfaced Prescriptive Right of way public road; thence run North 72 degrees 23 minutes 51 seconds West along said margin of said road a distance of 175.22 feet to a point; thence run North 80 degrees 20 minutes 58 seconds East along said margin of said road a distance of 187.90 feet to a point; thence run 82 degrees 23 minutes 13 seconds West along said margin of said road a distance of 141.77 feet to a point; thence run South 76 degrees 12 minutes 07 seconds West along said margin of said road a distance of 73.61 feet to a point;


20100421000121270 4/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/21/2010 11:39:15 AM FILED/CERT

thence run along said margin of said road South 70 degrees 45 minutes 42 seconds West a distance of 113.80 feet to a point; thence run South 67 degrees 44 minutes 04 seconds West along said margin of said road a distance of 109.80 feet to a point on the West line of the Southwest quarter of the Northwest quarter of said Section 14; thence run North 02 degrees 09 minutes 56 seconds West along said quarter-quarter section line a distance of 49.17 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated June 28, 2001.

LESS AND EXCEPT:

PARCEL 2:

Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 02 degrees 10 minutes 03 seconds West along the West line of said quarter-quarter section a distance of 453.53 feet to a two inch open top pipe corner; thence run North 87 degrees 49 minutes 57 seconds East a distance of 505.00 feet to a corner; thence run South 01 degree 57 minutes 54 seconds East a distance of 419.68 feet to a point on the North margin of a prescriptive dirt surfaced public road named Night Circle; thence run North 80 degrees 20 minutes 58 seconds West along said margin of said Night Circle a distance of 80.09 feet to a point; thence run 82 degrees 23 minutes 13 seconds West along said margin of said road a distance of 141.77 feet to a point; thence run South 76 degrees 12 minutes 07 seconds West along said margin of said road a distance of 73.61 feet to a point; thence run along said margin of said road South 70 degrees 45 minutes 42 seconds West a distance of 113.80 feet to a point; thence run South 67 degrees 44 minutes 04 seconds West along said margin of said road a distance of 109.80 feet to a point on the West line of the southwest quarter of the northwest quarter of said Section 14; thence run North 02 degrees 09 minutes 56 seconds West along said quarter-quarter section line a distance of 49.17 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr., dated June 28, 2001.

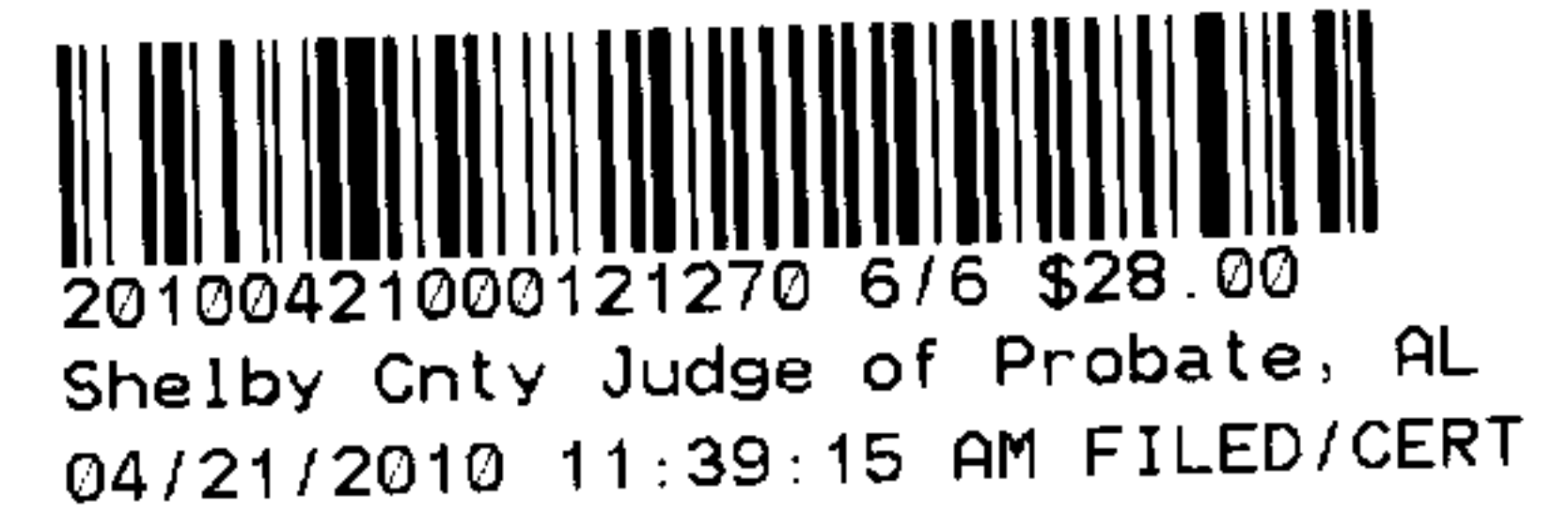


20100421000121270 5/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/21/2010 11:39:15 AM FILED/CERT

PARCEL III:

A part of the NW 1/4 of NW 1/4 and all that part of the SW 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West, lying North of the right of way line of Shelby County Hwy. 26, more fully described as:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 Section 14, Township 21 South, Range 2 West; thence run South along the West line of said 1/4-1/4 section, a distance of 49.17 feet to the point of beginning; thence turn an angle of 110 degrees 05 minutes 57 seconds to the left and run a distance of 109.80 feet; thence turn an angle of 3 degrees 01 minute 39 seconds to the right and run a distance of 113.80 feet; thence turn an angle of 5 degrees 26 minutes 23 seconds to the right and run a distance of 73.61 feet; thence turn an angle of 6 degrees 10 minutes 59 seconds to the right and run a distance of 141.77 feet; thence turn an angle of 17 degrees 16 minutes 03 seconds to the right and run a distance of 187.90 feet; thence turn an angle of 7 degrees 57 minutes 02 seconds to the right and run a distance of 178.16 feet; thence turn an angle of 2 degrees 38 minutes 29 seconds to the right and run a distance of 94.08 feet to the North right of way line of Shelby County Hwy. No. 26; thence turn an angle of 157 degrees 06 minutes 07 seconds to the right and run along said Hwy. R/W a distance of 244.23 feet; thence turn an angle of 00 degrees 34 minutes 38 seconds to the left and continue along said Hwy. R/W a distance of 193.97 feet; thence turn an angle of 1 degrees 50 minutes 13 seconds to the left and continue along said Hwy. R/W a distance of 161.11 feet; thence turn an angle of 1 degree 55 minutes 22 seconds to the left and continue along said Hwy. R/W a distance of 265.56 feet, to the West line of said SW 1/4 of the NW 1/4; thence turn an angle of 94 degrees 49 minutes 28 seconds to the right and run North along the West line of said 1/4-1/4 section, a distance of 71.31 feet, to the point of beginning. Situated in the W 1/2 of the NW 1/4, Section 14, Township 21 South, Range 2 West, Shelby County and being all that part of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, and all that part of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West.



According to the survey of Joseph E. Conn, Jr., dated October 2, 2003.

PARCEL IV:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West and run thence North 0 degrees 30 minutes West along the West line of said section, a distance of 600 feet to the point of beginning of land herein conveyed; thence North 0 degrees 30 minutes West along said Section line, a distance of 125 feet; thence South 88 degrees 19 minutes East, a distance of 435 feet; thence South 0 degrees 30 minutes East a distance of 270 feet; thence North 88 degrees 19 minutes West a distance of 30 feet; thence North 0 degrees 30 minutes West a distance of 145 feet; thence North 88 degrees 19 minutes West a distance of 405 feet to the point of beginning. Being in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

ALSO:

Begin at the NE corner of Jessie Collins Whitfield lot, henceforth referred to as "Whitfield Lot" being same property as conveyed in deed dated July 7, 1958 as recorded in Deed Book 206, Page 329, Shelby County, Alabama Probate Court, and run East 46 feet; thence turn an angle to the right of 90 degrees and run due South 180 feet, thence turn an angle to the right of 90 degrees and run due West to the intersection of the Northeast property of "Whitfield Lot" and then turn an angle to the right and run approximately 180 feet to point of beginning.