

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
                                  :  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, the 9<sup>th</sup> day of March, 2009, Trophy Development, L.L.C., and Amy V. Spinks executed a certain accommodation mortgage to Central State Bank to secure an indebtedness owed by William Griffin to Central State Bank, said accommodation mortgage being duly recorded in Instrument #90090313000094320, in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS**, Central State Bank is the owner and holder of said accommodation mortgage and the debt secured thereby; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said accommodation mortgage, and the said Central State Bank, as Mortgagee, did declare the indebtedness secured by said accommodation mortgage due and payable; and

**WHEREAS**, under the power contained in said accommodation mortgage, the undersigned, Frank H. Tomlinson, as Auctioneer, Agent and Attorney-in-Fact for the said Central State Bank, advertising the said property described in said accommodation mortgage herein mentioned, for sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said accommodation mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

**WHEREAS**, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 7<sup>th</sup> day of May, 2010, during the legal hours of sale, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Central State Bank for the sum of Forty-Seven Thousand Four Hundred Fifty-Seven and 65/100 Dollars (\$47,457.65), which said amount is the last, best and highest bid therefore.

**NOW, THEREFORE**, in consideration of the sum of Forty-Seven Thousand Four Hundred Fifty-Seven and 65/100 Dollars (\$47,457.65), and in consideration of the premises, and the law in such cases made and provided, I, the said Frank H. Tomlinson, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Central State Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

### PARCEL I:

A part of the Southwest Quarter of the Northwest Quarter, Southeast Quarter of the Northwest Quarter, Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 21, Township 21 South, Range 3 West:

Commence at the Northwest corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said Section 21 a distance of 875.09 feet to a point on the West right of way line of Shelby County Road No. 17; thence turn 77 degrees 03 minutes 56 seconds right and run along said right of way line a distance of 2,558.32 feet to the point of beginning of the property being described; thence continue along last described course a distance of 268.00 feet to a point marked by steel pin; thence turn 101 degrees 01 minutes 46 seconds to the right and run Westerly a distance of 210.00 feet to a point marked by a steel point; thence turn 78 degrees 58 minutes 14 second right and run a distance of 168.00 feet to a point marked by a steel pin; thence turn 73 degrees 48 minutes 54 seconds right and run a distance of 214.63 feet to the point of beginning.

### PARCELII:

A parcel of land situated in the South ½ of the NW ¼ and the North ½ of the SW ¼ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:




20100507000143850 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
05/07/2010 12:04:46 PM FILED/CERT



Commence at the intersection of the South line of the South ½ of the NW ¼ and North ½ of the SW ¼ of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for a distance of 258.00 feet to the point of beginning; thence turn an angle to the left of 79 degrees 13 minutes 08 seconds and run West for a distance of 189.87 feet; thence turn an angle to the left of 95 degrees 07 minutes and 08 seconds and run South for a distance of 196.91 feet; thence turn an angle to the left of 112 degrees 00 minutes 57 seconds and run Northeast for a distance of 214.63 feet to a point on the West right of way of Shelby County Highway No. 17; thence turn an angle to the left of 73 degrees 38 minutes 47 seconds and run North along the said West right of way for a distance of 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

**TO HAVE AND TO HOLD** all of the above described and granted premises unto the said Central State Bank its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


**IN WITNESS WHEREOF**, the said Trophy Development, L.L.C. and Amy V. Spinks, Mortgagors, by and through the said Central State Bank, Mortgagee, by and through Frank H. Tomlinson, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank caused these presents to be executed on this the 7<sup>th</sup> day of May, 2010.

  
Frank H. Tomlinson  
As Auctioneer,  
Agent and Attorney in Fact for  
Central State Bank  
Owner and Holder of said Mortgage


STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Tomlinson, whose name as Auctioneer, Agent and Attorney-in-Fact for Central State Bank, owner and holder of said mortgage, 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 such Auctioneer, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7<sup>th</sup> day of May, 2010.

  
Notary Public  
My Commission Expire: 7-22-2013

This Instrument was prepared by:  
Frank H. Tomlinson, Esquire  
15 North 21<sup>st</sup> Street, Suite 302  
Birmingham, AL 35203  
Telephone: (205) 3260-6626  
Facsimile: (205) 328-2889  
Email: [htomlinson@bellsouth.net](mailto:htomlinson@bellsouth.net)

  
20100507000143850 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
05/07/2010 12:04:46 PM FILED/CERT