



Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY AND BIBB COUNTIES)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit September 28, 2007, E.L. Nichols and Melba Nichols executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument #20071022000488360, in the Office of the Probate Judge in Shelby County, Alabama, and also recorded in Real Property Book 204, Page 144, in the Office of the Probate Judge in Bibb County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, and also in the City of Centreville, Bibb County, Alabama after giving notice of the time, place and terms of said sale in some newspapers published in said Counties by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First United Security Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, and in *The Centreville Press*, a newspaper of general circulation, published in Bibb County, Alabama, in their issues of July 7, July 14 and July 21, 2010, WHEREAS, on the 29th day of September, 2010, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said E.L. Nichols and Melba Nichols did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, and in Bibb County, Alabama, the property hereinafter described; and

Recorded In RP8 BK 249 PG 53, 09/30/2010 01:02:09 PM Recording Fee 21.50, TOTAL 21.50
 Jerry C. Pow, Probate Judge, Bibb County, Alabama

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said First United Security Bank, and

WHEREAS, the said First United Security Bank was the highest bidder in the amount of Three Hundred Thirty-Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$333,750.00), which sum of money First United Security Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First United Security Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Three Hundred Thirty-Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$333,750.00), the said E.L. Nichols and Melba Nichols and First United Security Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First United Security Bank AS IS, WHERE IS, the following described property situated in Shelby County and Bibb County, Alabama, to-wit:

Shelby County Property

A lot in the Town of Columbiana, Alabama, situated in the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and more particularly described as follows:

Commencing at the point of intersection of the Southern edge of the pavement on East College Street with the West Section line of Section 25, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street a distance of 16 feet; thence South 4 degrees 15 minutes East a distance of 208 feet to the Southwest corner of lot belonging to Calvin Green to point of beginning of lot herein described; thence continue South 4 degrees 15 minutes East a distance of 63.4 feet to the Northwest corner of Harold J. Hall lot; thence turn an angle to the left of 100 degrees and run 83.7 feet to West line of James G. Alston lot; thence run in a Northerly direction along West line of James G. Alston lot a distance of 61 feet to the South line of Calvin Green lot; thence run in a Westerly direction along the South line of Green lot 66.3 feet to the point of beginning.

ALSO, a lot in the Town of Columbiana, Alabama, situated in the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and more particularly described as follows:

Commencing at a point of intersection on the Southern edge of the pavement of East College Street with the West Section line of Section 25, Township 21 South, Range 1 West, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street, a distance of 16 feet; run thence South 4 degrees 15 minutes East a distance of 271.14 feet to an iron pipe, marking the point of beginning of the lot herein described and conveyed; turn thence an angle to the left of 100 degrees and run 83.7 feet to an iron pipe; turn thence an angle of 84 degrees to the right and run 108 feet to an iron pipe; turn thence an angle to the right of 88 degrees 30 minutes and run along the

North margin of Mildred Street a distance of 117 feet; thence turn an angle to the right of 107 degrees 20 minutes and run 124.6 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Bibb County Property

Parcel 1:

One lot beginning at a stake 650 feet from the center of A.G.S.R.R. in the southeasterly direction; thence fifty three inches Southeast to the Southwest corner of the ME Church; thence one hundred thirty feet six inches to the Northwest corner of the ME Church lot; thence one hundred eighty feet in a Northeasterly direction; thence Northwest one hundred and thirty two feet; thence in a Southwest direction two hundred and sixty six feet to the beginning, being in the Southeast quarter of the Southwest quarter, Section 15, Township 21, Range Six West.

Parcel 2:

A parcel of land located in the Southeast Quarter of Section 15, Township 21 South, Range 6 West, Bibb County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 15 and run North along the East boundary 505 feet to a point; thence turn 21 degrees 41 minutes left and run 473.8 feet; thence run Northeasterly 208.7 feet to an existing iron corner of the Woodstock Baptist Church; thence run North 47 degrees 45 minutes West 195.3 feet to the point of beginning of this description; thence run North 75 feet to a point; thence run North 67 degrees 00 minutes West 145 feet to a point; thence run South 75 feet to a point; thence run South 67 degrees 00 minutes East to the point of beginning.

Parcel 3:

A parcel of land located in the Southeast Quarter of the Southeast Quarter, Section 15, Township 21 South, Range 6 West, Bibb County, Alabama, described as follows:

Commence at the Northeast corner of said forty and run South along the West boundary 36.8 feet to the point of beginning; thence continue on the same line 221.9 feet; thence turn 64 degrees 20 minutes left and run Southeasterly 200 feet along the Northeast boundary of the existing church lot; thence turn 90 degrees left and run Northeasterly 200 feet; thence turn 90 degrees left and run Northwesterly 296.7 feet to the point of beginning.

Parcel 4:

A lot in the Town of Woodstock, Bibb County, Alabama, located as follows: Commence at the center line of the Alabama Great Southern Railroad Tract as located in the year 1893; thence run South .35 East along the East boundary line of Main Street 647 feet to the point of beginning of the lot here conveyed; thence run North 33 degrees .35 East 266.3 feet to 8 x 8 stone corner; thence run North 49 degrees 15 West a distance of 60 feet; thence run Westerly 23 feet South more or less, to the East boundary of Main Street; then run South along the East boundary of Main Street 135 feet to the point of beginning, located in the West half of the Southeast Quarter of Section 15, 20 minutes East.

The above being subject to a right of way 20 feet in width for the purpose of ingress-egress such right of way being described in that deed of record in the office of the Judge of Probate of Bibb County, Alabama, in Real Property Book 18 at Page 46.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County and Bibb County,


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Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

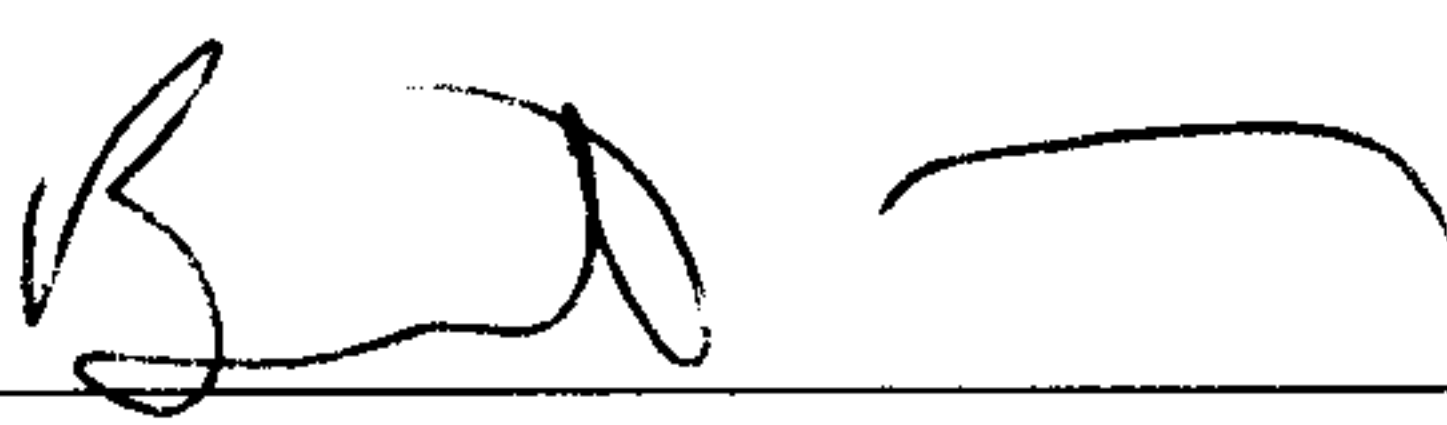
TO HAVE AND TO HOLD the above described property unto the said First United Security Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said E.L. Nichols and Melba Nichols and First United Security Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 29th day of September, 2010.


E.L. NICHOLS

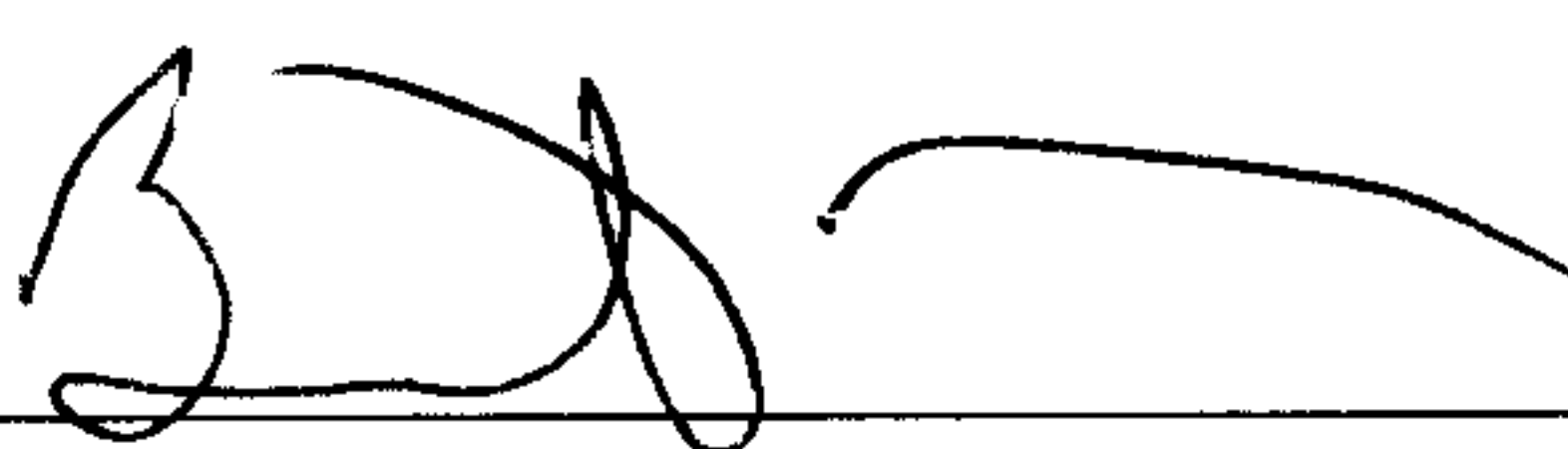
BY: 
Burt W. Newsome
Attorney-in-Fact

MELBA NICHOLS

BY: 
Burt W. Newsome
Attorney-in-Fact

FIRST UNITED SECURITY BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

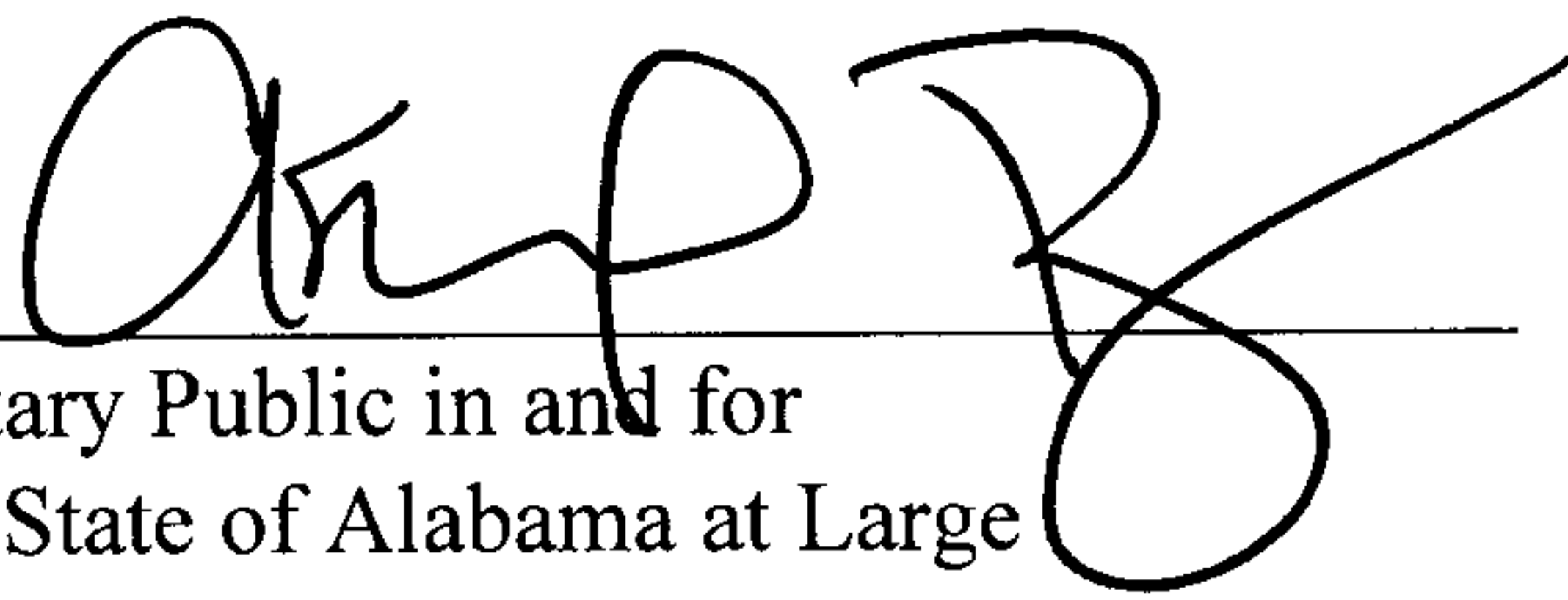
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for E.L. Nichols and Melba Nichols, whose name as Attorney-in-Fact and agent for First United Security Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 29th day of September, 2010.



Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
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Birmingham, Alabama 35238
(205) 747-1970

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