



20110113000013090 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/13/2011 02:10:10 PM 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 30, 2006, Kenneth Jacobs (aka Kenneth Wayne Jacobs) and spouse, Christy D. Jacobs (the "Mortgagor" therein, whether one or more), did convey to CENTRAL STATE BANK (the "Mortgagee" therein) the premises hereinafter described, by mortgage deed recorded at Instrument Number: 20060606000267810, 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 deed, and whereas, in and by said mortgage deed the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, 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 deed 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 December 29, 2010 and January 5 and 12, 2011, and the sale has been made at public auction in all respects as provided in said Mortgage Deed and in said notice on, to-wit; January 13, 2011, 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 bidders therefor, having bid and paid the sum of FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS, which said amount constituted the last best and highest bid therefor;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS, 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 Mortgage and under the laws of Alabama; to execute a deed to the Purchaser does;

Give, Grant, Bargain, Sell and Convey unto the said CENTRAL STATE BANK, its successors, and assigns, all right, title and interest of Kenneth Jacobs (aka Kenneth Wayne Jacobs) and spouse, Christy D. Jacobs in and to the of real property hereinafter described, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after January 13, 2011, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

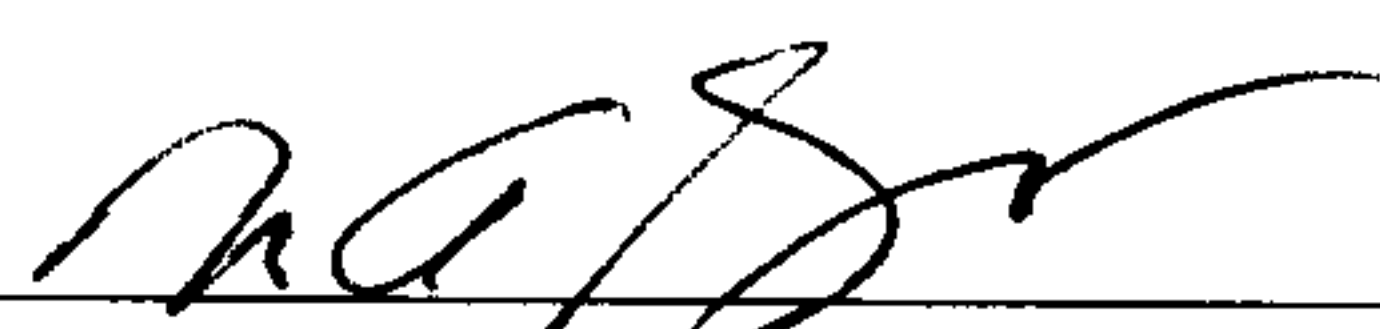
Lot 1: From the NE corner of the NE ¼-NE ¼, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, run a tie line West 1276.377 feet; thence deflect left 88 degrees 54 minutes 12 seconds and run southerly 529.656 feet to the beginning point of subject lot; from said point, continue said course 642.227 feet to the northwesterly R/W line of Co. Rd. 67; thence run along said road R/W line (a curve concave right having a central angle of 30 degrees 10 minutes 01 second with a radius of 367.423 feet) an arc distance of 193.453 feet to the end of said curve; thence right 12 degrees 55 minutes 25 seconds along said R/W line 277.249 feet; thence deflect left 99 degrees 39 minutes 42 seconds for 479.433 feet, back to the beginning point.

Also known as Lot 1, according to the map of O'Neal's Acres, Second Sector, as recorded in Map Book 19, Page 94, Probate Office Shelby County, Alabama.


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 13th day of January, 2011, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

CENTRAL STATE BANK

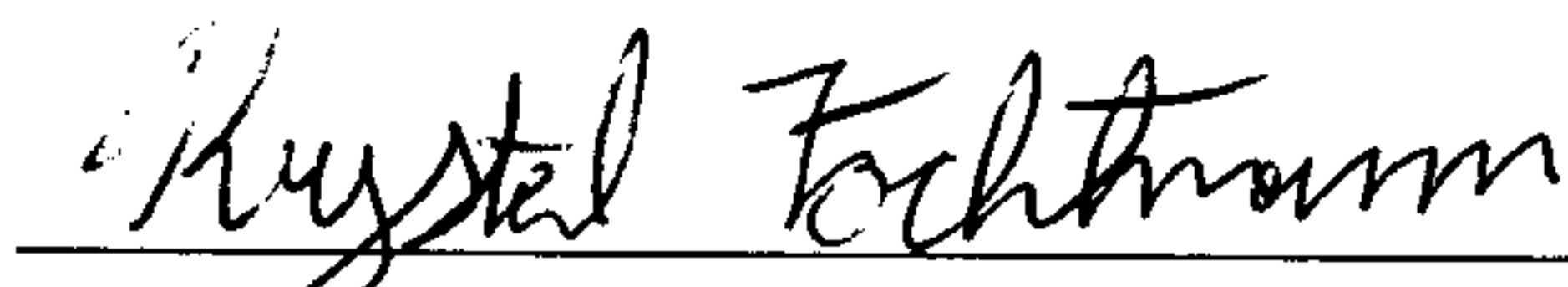

By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)


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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 13th day of January, 2011.



Notary Public
My commission expires: 8/11/2014