

INSTRUMENT PREPARED BY:
Mitchell A. Spears
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Montevallo, AL 35115
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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; March 26, 2007, A.W. Clark and spouse, Janice Clark (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: 20070406000158100, 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 Mortgages 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 A.W. Clark and spouse, Janice Clark in and to the 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:

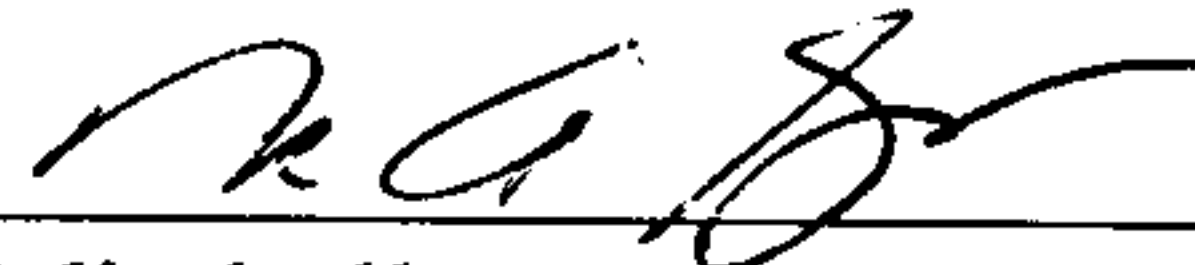
A parcel of land in the SW ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of said ¼-¼ section; thence run North 01 degree 25 minutes 27 seconds West a distance of 138.72 feet along the East ¼-¼ line to the point of beginning; thence run South 89 degrees 54 minutes 30 seconds West a distance of 313.43 feet to a point on the East right of way of Shelby County Highway No. 264 (Thompson Road); thence run Northeast along said right of way the following courses; thence North 35 degrees 52 minutes 20 seconds east a distance of 53.85 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 200.00 feet; thence North 02 degrees 49 minutes 11 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 150.00 feet; thence North 02 degrees 45 minutes 45 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 250.00 feet; thence North 35 degrees 52 minutes 20 seconds East a distance of 53.85 feet; thence North 14 degrees 02 minutes 20 seconds East a distance of 59.00 feet; thence North 59 degrees 17 minutes 00 seconds East a distance of 74.00 feet; thence run South 01 degree 25 minutes 27 seconds East a distance of 865.93 feet along the East line of said ¼-¼ section to the point of beginning; being situated in 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



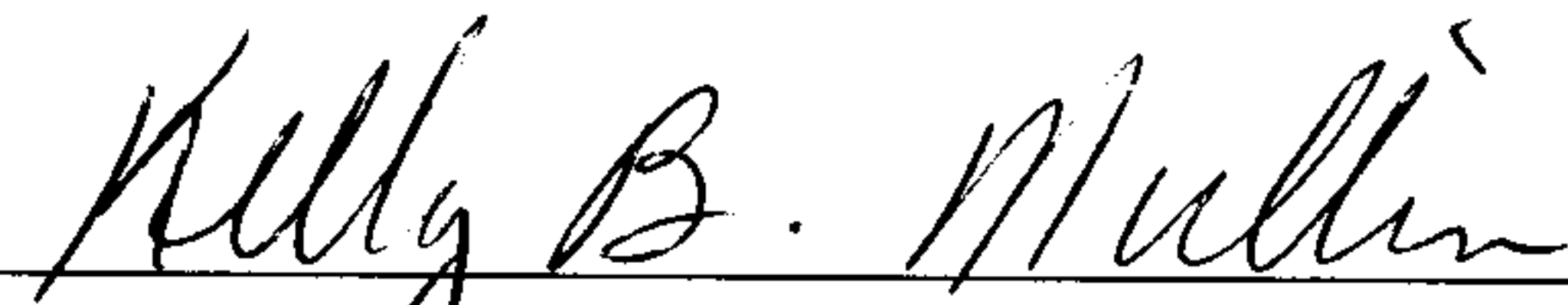
By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)


20110113000013110 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/13/2011 02:10:12 PM FILED/CERT

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: Kelly B. Mullin
~~Notary Public State At Large~~
Commission Expires
June 28, 2013