
20110218000057380 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
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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; October 25, 2004, Dennis Vandegrift, Sr. (the "Mortgagor" therein), did convey to CENTRAL STATE BANK (the "Mortgagee" therein) the premises hereinafter described, by mortgage deed recorded at Instrument Number: 20041116000631260, 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 February 2, 9 and 16, 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; February 17, 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 bidder therefor, having bid and paid the sum of One Hundred Forty Two Thousand Five Hundred Forty and 88/100 (\$142,540.88) 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 One Hundred Forty Two Thousand Five Hundred Forty and 88/100 (\$142,540.88) 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 Dennis Vandegrift, Sr. 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 February 17, 2011, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West; thence run westerly along the North line thereof for 942.04 feet to the easterly R/W of U.S. Highway #31; thence 85 degrees 56 minutes left run southerly along said R/W for 278.20 feet to the Point of Beginning; thence continue last described course for 220.02 feet to a point; thence 86 degrees 00 minutes left run easterly for 175.00 feet to a point; thence 93 degrees 50 minutes 53 seconds left run northerly 100.20 feet to a point; thence 0 degrees 36 minutes 41 seconds left run northerly 120.14 feet to a point; thence 85 degrees 37 minutes 52 seconds left run westerly for 174.16 feet to the point of beginning.

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 17th day of February, 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

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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 17th day of February, 2011.

Phyllis Fochmann

Notary Public

My commission expires: 8/11/2014