

INSTRUMENT PREPARED BY:
Mitchell A. Spears
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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; September 24, 2002, Ronald W. Gofourth, an unmarried man and Robert Gofourth, an unmarried man (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: 20020926000464180, 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 9, 16 and 23, 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 24, 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 Sixty Four Thousand Two Hundred Seventeen and 81/100, (\$64,217.81) 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 Sixty Four Thousand Two Hundred Seventeen and 81/100, (\$64,217.81) 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 Ronald W. Gofourth and Robert Gofourth 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 February 24, 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 situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; being more particularly described as follows:


Commence at the 1 $\frac{1}{4}$ " rebar located at the accepted Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, and run in a Westerly direction along the accepted South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1033.61 feet (1031.2 feet deed) to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course in a Westerly direction a distance of 287.66 feet to a 2" open pipe found, being the accepted Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23; thence turn an interior angle of 91 degrees 09 minutes 20 seconds and run to the right in a Northerly direction a distance of 651.50 feet to an existing 1 $\frac{1}{4}$ " rebar; thence turn an interior angle of 89 degrees 03 minutes 35 seconds and run to the right in an Easterly direction a distance of 255.32 feet (255.53 feet deed) to an existing 1 $\frac{1}{4}$ " rebar lying in the center of an old ditch; thence turn an interior angle of 94 degrees 56 minutes 15 seconds and run to the right in a Southeasterly direction along the centerline of said ditch a distance of 505.29 feet to an existing axle at the intersection of said ditch with the centerline of Busby Branch; thence turn an interior angle of 212 degrees 40 minutes 10 seconds and run to the left in a Southeasterly direction along the centerline of said branch a distance of 33.66 feet to a point; thence turn an interior angle of 132 degrees 39 minutes 40 seconds and run to the right in a Southwesterly direction along the centerline of said branch a distance of 124.21 feet (124.9 feet deed) to the POINT OF BEGINNING.

According to the survey of Robbin E. Phillips Al. L.S. #14976, dated May 5, 1993.

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 24th of February, 2011, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

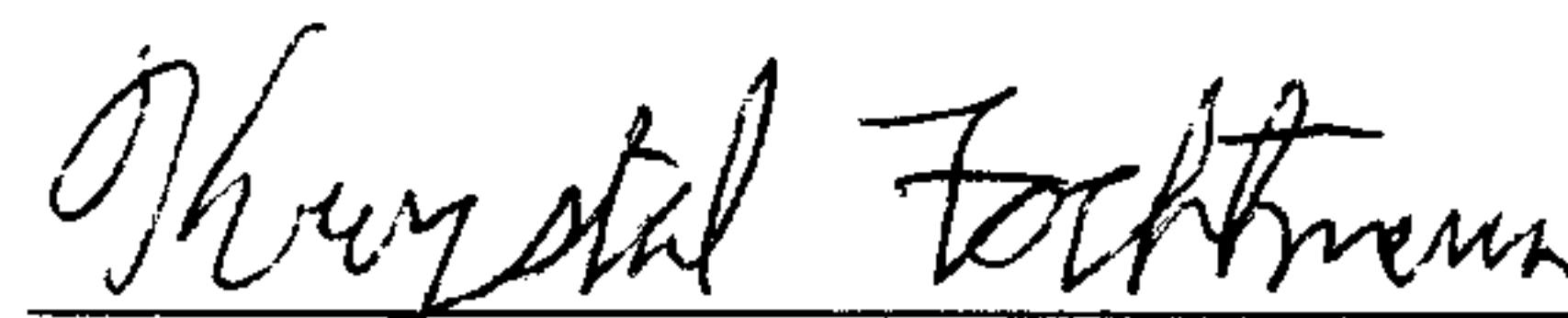
CENTRAL STATE BANK


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

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 24th day of February, 2011.


Notary Public
My commission expires: 8/11/2014