

MORTGAGE FORECLOSURE DEED OF CORRECTION

STATE OF ALABAMA)
 :
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 17th day of March, 2006, Randall H. Goggans, executed a certain mortgage to Central State Bank, to secure the indebtedness therein mentioned, said mortgage being duly recorded in Instrument #20060322000135480, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, Central State Bank is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Central State Bank as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned, Frank H. Tomlinson, as Auctioneer, Agent and Attorney-in-Fact for the said Central State Bank, advertising the said property described in said mortgage herein mentioned, for sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

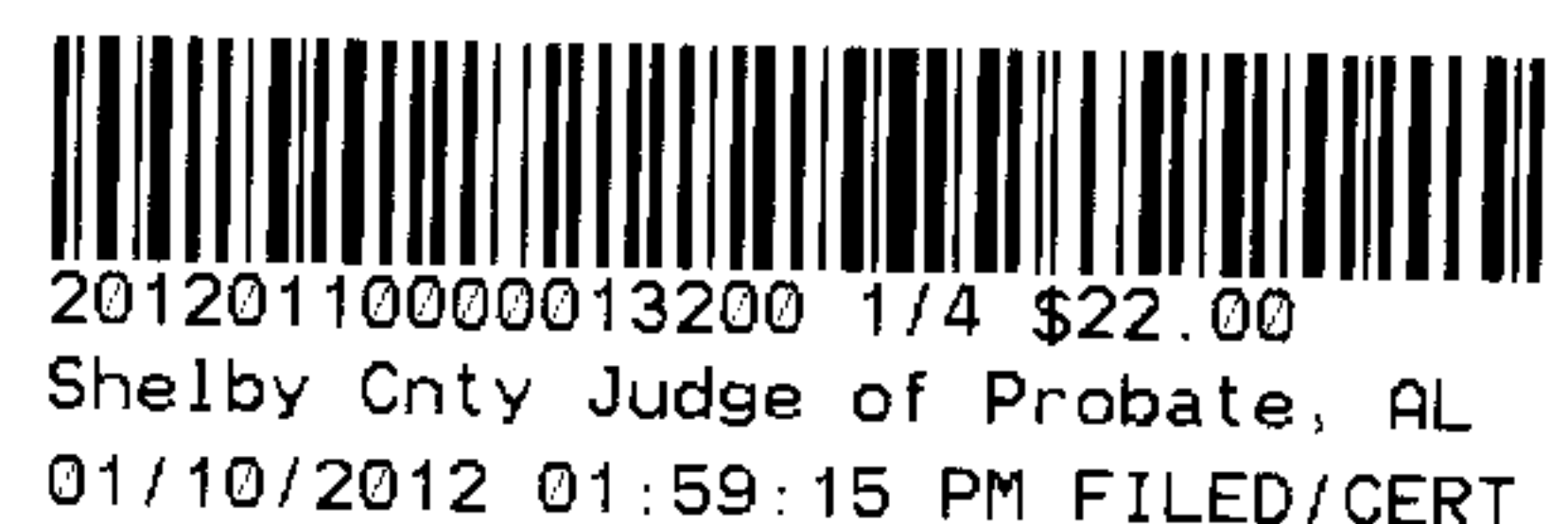
WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 22nd day of August, 2011, during the legal hours of sale, in front of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, and the same was then and there purchased by Central State Bank for the sum of Three Hundred Seventy-Two Thousand Eight Hundred Thirteen and 77/100 (\$372,813.77) Dollars, which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of, Three Hundred Seventy-Two Thousand Eight Hundred Thirteen and 77/100 (\$372,813.77) Dollars and in consideration of the premises, and the law in such cases made and provided, I, the said Frank H. Tomlinson, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Central State Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

PARCEL 1:

East ½ of the Southeast ¼ of Section 13, Township 19, Range 1 East and the West ½ of the Southwest ¼ of Section 18, Township 19, Range 2 East, in Shelby County Alabama.

Together with the right to the use of a non-exclusive easement to be used for road purposes only as more particularly described in the easement agreement from Hammermill Paper Company to Legrand H. Amberson and Frances Y. Amberson



dated, to-wit, July 21, 1966 and filed in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except any portion of the land set out in the deed recorded as Inst. No. 1999-44903 in the Probate Office being further described as follows:

A part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 19 South, Range 2 East being more particularly described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section thence South along the East line 420 feet to the point of beginning, thence run westerly along the South boundary of a tract conveyed to William Cunningham 312 feet to a point on the Southwest corner of said Cunningham tract, thence North along west line of the Cunningham tract 420 feet more or less to a point on the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section line, thence West along North line 88 feet thence left and run South parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 577 feet thence left and run East 400 feet more or less to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence left and run North along said East line 157 feet more or less to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also Less and Except:

A part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 19 South, Range 2 East and being more particularly described as follows:

Begin at the Northeast corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for the point of beginning; thence run Southerly 420 feet along the $\frac{1}{4}$ - $\frac{1}{4}$ section line to a point; thence run Westerly 312 feet to a point; thence Northerly 420 feet, more or less to the North boundary line of $\frac{1}{4}$ - $\frac{1}{4}$ section; thence Easterly 312 feet, more or less, to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL 2:

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 19 South, Range 1 East in the probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL 3:

The West 50 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, situated in Shelby County, Alabama, and that part at the West 100 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 24, Township 19 South, range 1 East, lying North of right of way of Florida Short Route Highway, situated in said County, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

That parcel of land transferred and conveyed unto Larry W. Guy by Warranty Deed executed on August 19, 2008, recorded in Instrument No. 20080828000345490, and partially released by Central State Bank in Instrument No. 20080828000344600; that parcel of land transferred and conveyed unto William J. Christenberry and Kimberly R. Christenberry by Warranty Deed executed on April 1, 2009, recorded in Instrument No. 20090409000132240 and partially released by Central State Bank in Instrument No. 20090409000132230; that parcel of land transferred and conveyed unto Woodrow Wilson Mize, Jr. Testamentary Trust, Patricia R. Mize, Trustee by Warranty Deed executed on October 18, 2010, recorded at Instrument No. 2010100020000350230; that parcel of land transferred and conveyed unto Patricia R. Mize by Warranty Deed executed on October 18, 2010, recorded at Instrument No. 2010100020000350240 and partially released on November 3, 2010, in Instrument No. 20101103000368130.

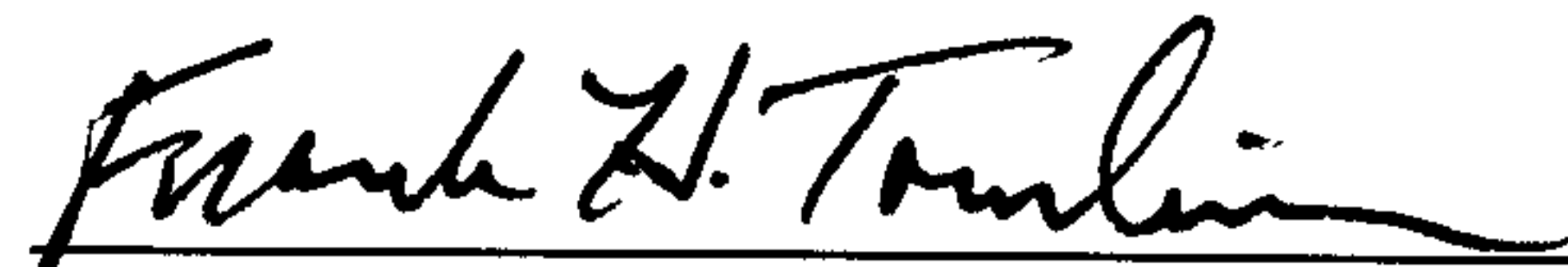
SUBJECT TO:

1. Right of way to Level 3, Delaware, LLC recorded in Inst. No. 1999-43580, Inst. No. 1999-43578 and Inst. No. 1999-43577.
2. Easement to Plantation Pipeline recorded in Deed Book 112, Page 329.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 199, Page 523 and Deed Book 245, Page 15.
4. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. No. 1997-00257 and Inst. No. 1997-00258.
5. Encroachment of gravel drive onto and of the easterly side of the land as shown by the survey of William H. Sommerville, III, dated March 9, 2006.
6. Rights of others to use of the 10 foot gravel drive on the easterly side of the land as shown on the survey by William H. Sommerville, III, dated March 9, 2006.
7. Easement to Alabama Power Company recorded in Inst. No. 2009051500018393.
8. Restrictions as recorded in Inst. No. 2009040900013221.

THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE "LESS AND EXCEPT PORTION" SET FORTH IN PARCEL 1 AND THE "LESS AND EXCEPT PORTION" IN PARCEL 3 IN THE ORIGINAL RECORDED AT INST. # 20110822000246800.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Central State 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.

IN WITNESS WHEREOF, the said Randall H. Goggans, Mortgagor, by and through the said Central State Bank, Mortgagee, by and through Frank H. Tomlinson, as Auctioneer, Agent, and Attorney-in-Fact for the said Central State Bank, caused these presents to be executed on this the 6th day of January, 2012.

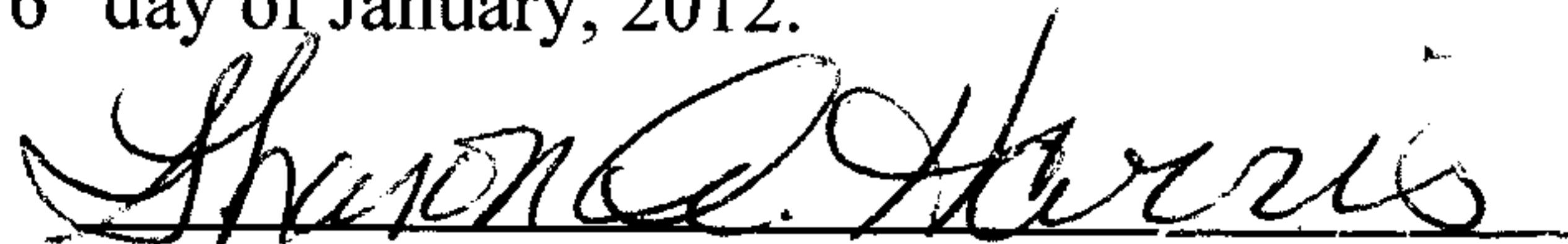


Frank H. Tomlinson, as Auctioneer, Agent and Attorney in Fact for Central State Bank, Owner and Holder of said Mortgage

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Tomlinson, whose name as Auctioneer, Agent and Attorney-in-Fact for Central State Bank, owner and holder of said mortgages, 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 such Auctioneer, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of January, 2012.




Notary Public

My Commission Expires 07/22/2013

THIS INSTRUMENT PREPARED BY:

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Shelby Cnty Judge of Probate, AL
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