

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 31st day of July, 2003, Anna M. Estes, an unmarried person, did execute a certain mortgage on property herein described to National Bank of Commerce of Birmingham, n/k/a First American Bank, which said mortgage is recorded as Instrument Number 20030811000522100 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in said mortgage, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said First American Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of local circulation, published in Shelby County, Alabama, in its issues of March 12, March 19, and March 26, 2008; and,

WHEREAS, on the 4th day of April, 2008, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and First American Bank did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Gary P. Wolfe, was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for First American Bank and First American Bank, was the best and highest bidder in the amount of One Hundred Fifty-Nine Thousand, Four Hundred Thirty-Nine and 95/100 (\$159,439.95) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to First American Bank.

NOW, THEREFORE, in consideration of the premises and a credit in the amount of One Hundred Fifty-Nine Thousand, Four Hundred Thirty-Nine and 95/100 (\$159,439.95) on the indebtedness secured by said mortgage, the said Anna M. Estes, and the said First American Bank both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the First American Bank, all its right, title, and interest in the following described property situated in Shelby County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF BENT RIVER ESTATES, PHASE I AS RECORDED IN MAP BOOK 17, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto First American Bank, their successors and assigns, forever, subject however to the Statutory Rights of Redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and further subject to Federal Tax Liens, Special Assessments, if any, any and all matters of record and the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, First American Bank, has caused this instrument to be executed by and through Gary P. Wolfe, as Auctioneer and the person conducting said sale for the

Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 4th day of April, 2008.

Anna M. Estes, Mortgagor

BY: First American Bank

Mortgagee or Transferee of Mortgagee

BY: 

Gary P. Wolfe, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

First American Bank

Mortgagee or Transferee of Mortgagee

BY: 

Gary P. Wolfe, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

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Gary P. Wolfe, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

**STATE OF ALABAMA
COUNTY OF MADISON**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary P. Wolfe, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, First American Bank and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for First American Bank with full authority and as the actions First American Bank as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 4th day of April, 2008.



Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES 8-31-2009

This instrument Prepared by:

Wolfe, Jones, Boswell,

Wolfe, Hancock & Daniel, L.L.C.

BY: Gary P. Wolfe

905 Bob Wallace Avenue, Suite 100

Huntsville, Alabama 35801

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