

This Instrument Prepared By:
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Send Tax Notice To:
Jennings Properties and Investments, LLC
506 Norfolk Lane
Birmingham, AL 35209
(205) 567-5556

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 22, 2006, Candy Carlsen, An Unmarried Person, mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument # 20061205000589500, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass Bank did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of August 25, September 01 and 08, 2010 ; and,

WHEREAS, on September 16, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Jennings Properties and Investments, LLC in the amount of Sixty-Nine Thousand Three Hundred Seventy Six and 00/100 Dollars (\$69,376.00) which sum was offered to be credited to the

indebtedness secured by said mortgage, and said property was thereupon sold to Jennings Properties and Investments, LLC; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Sixty-Nine Thousand Three Hundred Seventy Six and 00/100 Dollars (\$69,376.00), Candy Carlsen, An Unmarried Person, mortgagor, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, do grant, bargain, sell and convey unto the said Jennings Properties and Investments, LLC, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 61, According To The Survey Of Ashley Brook, As Recorded In Map Book 22, Page 78, In The Probate Office Of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Jennings Properties and Investments, LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 16th day of September, 2010.



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Shelby Cnty Judge of Probate, AL
10/01/2010 02:37:35 PM FILED/CERT

Compass Bank

BY:

Karen G. Knowlton
Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as Auctioneer

Karen G. Knowlton
Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Compass Bank as auctioneer conducting said sale, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of September, 2010.

Paul A. Chilton

Notary Public

12-09-2011