


SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

CM #: 171069

STATE OF ALABAMA)
COUNTY OF SHELBY)


20101223000432070 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/23/2010 01:19:32 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of August, 2000, Coy H. Biddie, a married man, joined by Connie G. Biddie, husband and wife, executed that certain mortgage on real property hereinafter described to Union Bancshares Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-29030 and having been corrected in Instrument Number 2001-01600, said mortgage having subsequently been transferred and assigned to Midfirst Bank, by instrument recorded in Instrument Number 20101108000373110, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Midfirst Bank did declare all of the indebtedness secured by said mortgage, subject to 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 general circulation published in Shelby County, Alabama, in its issues of November 10, 2010, November 17, 2010, and November 24, 2010; and


WHEREAS, on December 9, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Midfirst Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Midfirst Bank; and

WHEREAS, Midfirst Bank, was the highest bidder and best bidder in the amount of Ninety-Three Thousand Two Hundred Seventy-Two And 32/100 Dollars (\$93,272.32) on the indebtedness secured by said mortgage, the said Midfirst Bank, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Midfirst Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 24 minutes 34 seconds West along the East line of said quarter-quarter 678.76 feet to a point; thence run North 88 degrees 15 minutes 30 seconds West, 1,148.09 feet to a rebar corner and the point of beginning being described; thence run South 00 degrees 06 minutes 51 seconds West, 475.61 feet to a rebar corner; thence run North 88 degrees 07 minutes 12 seconds West, 100.00 feet to a rebar corner; thence run North 00 degrees 06 minutes 47 seconds East, 475.30 feet to a rebar corner; thence run South 88 degrees 17 minutes 55 seconds East 100.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Midfirst Bank its successors/heirs 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 in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.


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IN WITNESS WHEREOF, Midfirst Bank, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this December 9, 2010

Midfirst Bank

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Midfirst Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this December 9, 2010

[Signature]
Notary Public

My Commission Expires ~~SEPTEMBER 11, 2012~~

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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