


STATE OF ALABAMA)
)
SHELBY COUNTY)


20110720000210710 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/20/2011 12:09:44 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, **RICHARD MARTIN ADAMS**, a married man, and **ROBERT MCRAE**, a single man, (collectively, the “Mortgagors”) executed a certain Real Estate Mortgage (With Future Advance Clause) dated as of July 6, 2006 (the “Mortgage”) on property hereinafter described, to **MIDSOUTH BANK, N.A.**, (“Mortgagee”), which said Mortgage was recorded on July 13, 2006 as Instrument Number 20060713000338750 in the Probate Office of Shelby County, Alabama; and,

WHEREAS, in and by said Mortgage, the Mortgagee was authorized and empowered in case of default in payment of the indebtedness thereby secured, 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 city 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 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 that the Mortgagee may bid at the sale and purchase 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 Mortgagee, 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 mailing, by Certified Mail, to the Mortgagors and Torrey Cochrane, notice of the sale, and by publication in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 8, June 15, June 22, and July 6, 2011; and

WHEREAS, on the 12th day of July, 2011, 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
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conducted and Mortgagee did offer for sale and sell at public outcry before the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, CHRISTINA A. GRAHAM, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgagee; and

WHEREAS, the said **MIDSOUTH BANK, N.A.** was the highest bidder and best bidder, in the amount of Six Hundred Thirty-Four Thousand Twenty-One and 16/100 Dollars (\$634,021.16) on the indebtedness secured by said Mortgage, and said Mortgagee, by and through CHRISTINA A. GRAHAM, as auctioneer conducting same, and as Attorney-In-Fact for Mortgagee, and by and through CHRISTINA A. GRAHAM, as auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto **MIDSOUTH BANK, N.A.**, the following described property in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter section 368.17 feet to a point; Thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run Northerly 393.49 feet to a point on the Southerly right of way line of Valleydale Road in a curve to the left having a central angle of 13 degrees 05 minutes 48 seconds and a radius of 1705.05 feet; thence turn 60 degrees 57 minutes 08 seconds right to chord and run Northeasterly along the arc of said curve an arc distance of 389.74 feet to a point; Thence turn 116 degrees 16 minutes 33 seconds right from chord and run Southerly 582.98 feet to the point of beginning. Containing 3.93 acres and marked on each corner with a steel pin.

According to the unrecorded survey of Joseph A. Conn, Jr., LS No. 9043, dated July 29, 1993, and being the same property as described in that deed in Book 215, Page 157, in the Probate Office of Shelby County, Alabama.


Together with all improvements thereon.

TO HAVE AND TO HOLD the above-described property unto **MIDSOUTH BANK, N.A.**, its 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.

IN WITNESS WHEREOF, MIDSOUTH BANK, N.A. has caused these instruments to be executed by and through CHRISTINA A. GRAHAM, as auctioneer conducting said sale and as



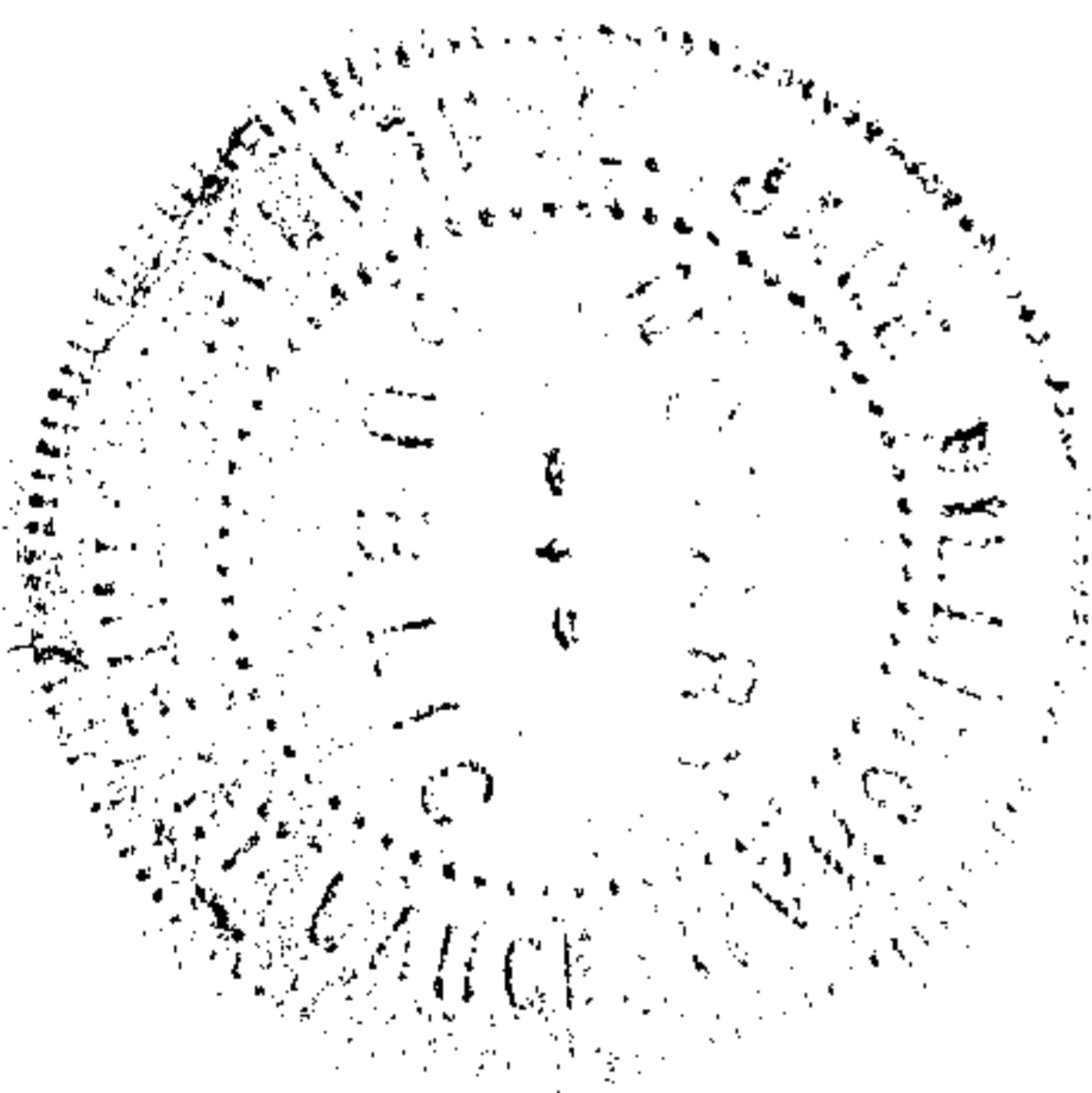
Attorney-In-Fact for all parties, separately, and CHRISTINA A. GRAHAM, as auctioneer conducting said sale and as Attorney-In-Fact for each of said parties, has hereto set her hand and seal on this the 20th day of July, 2011.

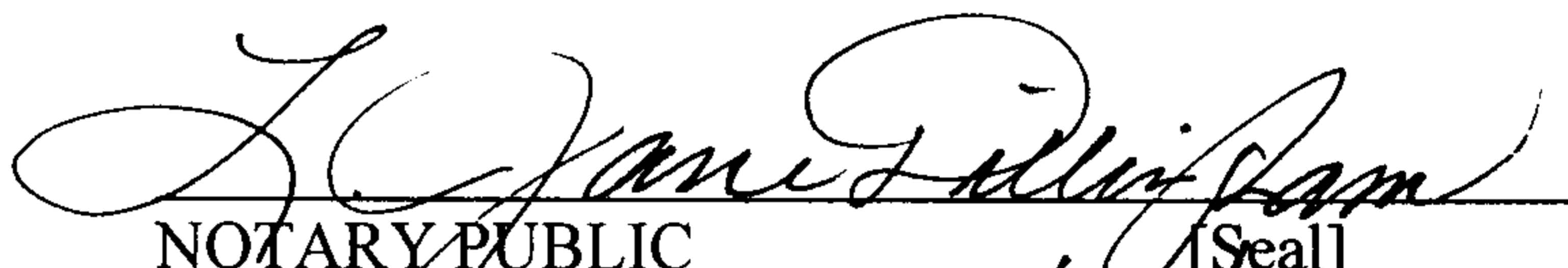

Christina A. Graham
Auctioneer and Attorney-In-Fact


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Christina A. Graham, whose name, as auctioneer, 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, she executed the same voluntarily on the day the same bears date, as the action of herself as auctioneer and the person conducting the same for Midsouth Bank, N.A., a national banking association, and for and as the act of said MidSouth Bank, N.A., and as actions of Richard Martin Adams, and Robert McRae, Mortgagors in the Mortgage referred to in the foregoing Mortgage Foreclosure Deed.

Given under my hand and seal on this the 20th day of July, 2011.




NOTARY PUBLIC [Seal]
My Commission Expires: 11/05/2014


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