


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

  
20120210000049550 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
02/10/2012 10:50:14 AM FILED/CERT

### KNOW ALL MEN BY THESE PRESENTS, That,

**WHEREAS**, heretofore, on to-wit: May 23, 2008, Laura Glatthaar, an unmarried man, Mortgagor, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc. (MERS), as nominee for First Federal Bank, said mortgage being recorded in Instrument No. 20080523000210950, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, the said Mortgage Electronic Registrations Systems, Inc. (MERS), as nominee for First Federal Bank transferred and assigned the mortgage and the debt thereby secured to First Federal Bank, a corporation, being recorded in Instrument No. 20111228000391940, aforesaid records, and First Federal Bank is now the owner of said mortgage and debt.

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal Bank, as mortgagee, did declare all of the indebtedness secured by the 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 U. S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of January 11, 18 and 25, 2012.

**WHEREAS**, on February 8, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said First Federal Bank, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of FF Investments, LLC in the amount of Eighty Five Thousand Two Hundred Ninety Two and 79/100 Dollars (\$85,292.79) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to FF Investments, LLC; and

**WHEREAS**, W. L. Longshore, III conducted said sale on behalf of the said First Federal Bank; 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 Eighty Five Thousand Two Hundred Ninety Two and 79/100 Dollars (\$85,292.79), Laura Glatthaar, an unmarried man, Mortgagor, by and through the said First Federal Bank, as mortgagee, do grant, bargain, sell and convey unto FF Investments, LLC, the following described real property situated in Shelby County, Alabama to-wit:

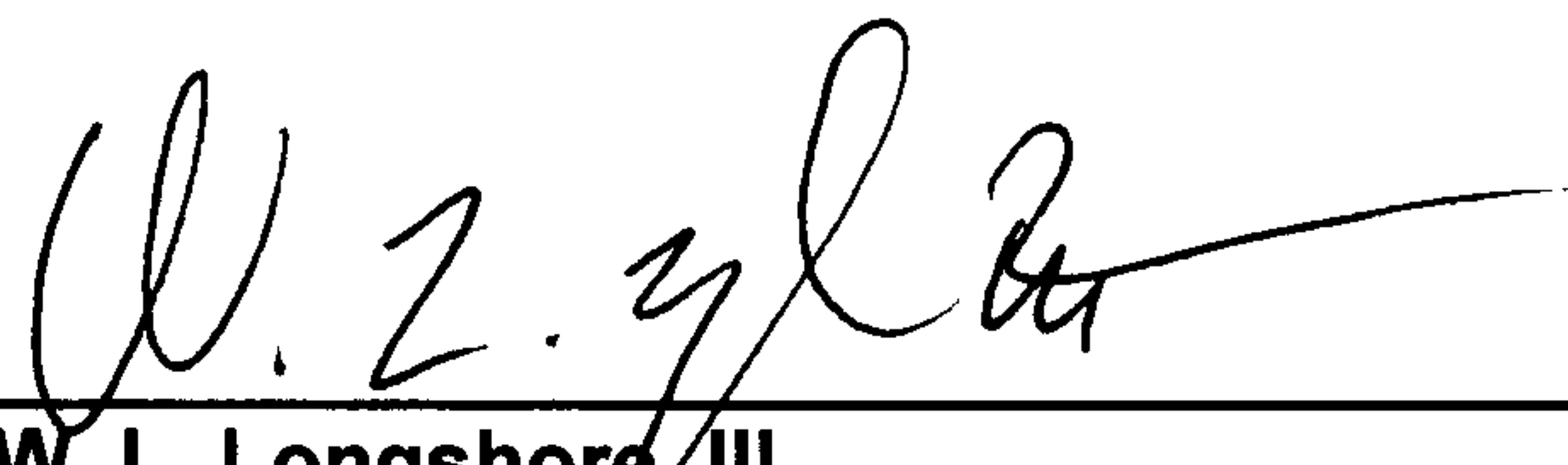
Lot 2, according to the Amended Map of Fox Valley Subdivision, as recorded in Map Book 34, Page 8, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto FF Investments, LLC, 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 Laura Glatthaar, an unmarried man, Mortgagor, by the said First Federal Bank, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 8<sup>th</sup> day of February, 2012.

**LAURA GLATTHAAR,  
AN UNMARRIED WOMAN,  
MORTGAGOR**

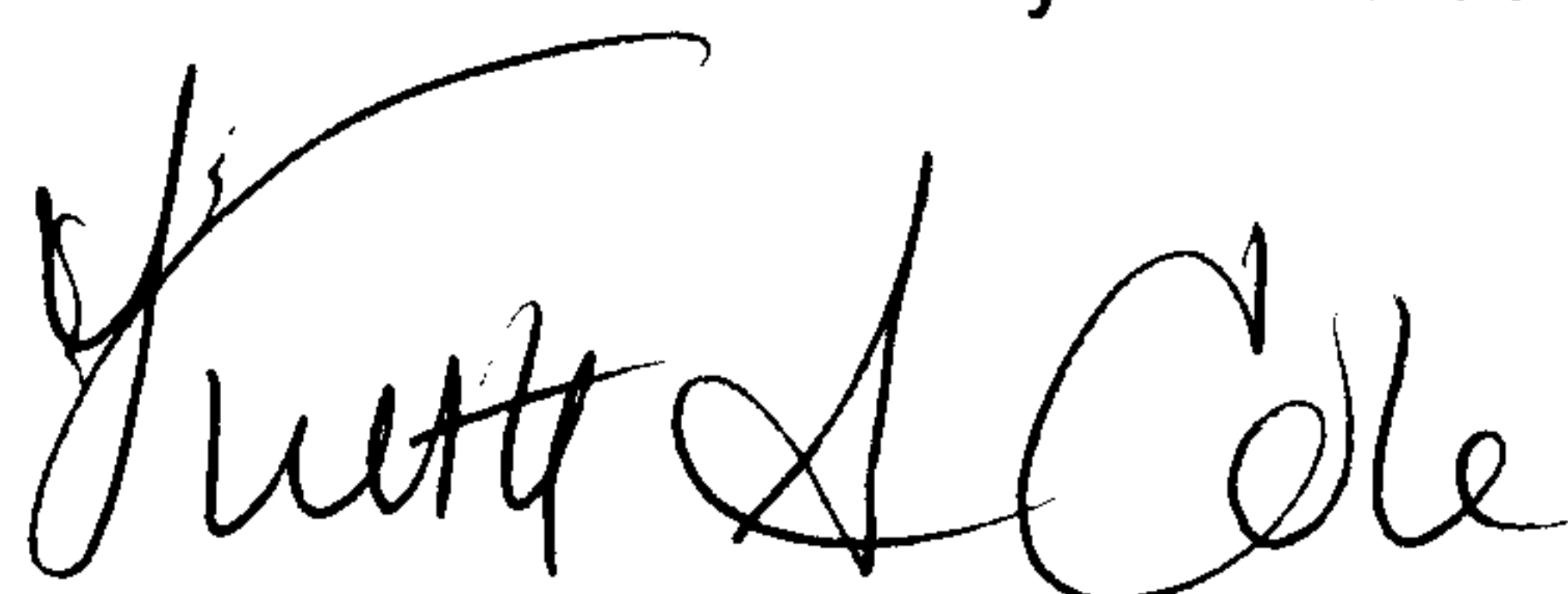
**By: FIRST FEDERAL BANK**

By:   
\_\_\_\_\_  
W. L. Longshore, III,  
Auctioneer

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said First Federal Bank acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
**My Commission Expires: 05/27/2012**

**THIS INSTRUMENT PREPARED BY:**  
**W. L. Longshore, III**  
**LONGSHORE, BUCK & LONGSHORE, P.C.**  
**Longshore Building**  
**2009 Second Avenue North**  
**Birmingham, Alabama 35203-3703**  
**(205) 252-7661**