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Shelby Cnty Judge of Probate, AL
07/30/2012 11:53:00 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Andrew D. Banks and spouse Annika L. Strickland
MMC# 55375270
MAP#12-0148

KNOW ALL MEN BY THESE PRESENTS: That, Andrew D. Banks and spouse Annika L. Strickland did, on to-wit: the 24th day of May, 2006 execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Coats & Co., Inc., an Alabama corp, which mortgage is recorded in Instrument Number 20060531000255000; said mortgage transferred and assigned to MidFirst Bank 20120119000022910 et seq., 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 MidFirst Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 16, May 23 and May 30, 2012; and

WHEREAS, on the 19th day of June, 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 MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of **One Hundred Thirty Two Thousand Six Hundred Fifty Four and 17/100ths Dollars (\$132,654.17)**, which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **One Hundred Thirty Two Thousand Six Hundred Fifty Four and 17/100ths Dollars (\$132,654.17)**, cash, the said Andrew D. Banks and spouse Annika L. Strickland , acting by and through the said MidFirst Bank by Melvin Cowan, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Melvin Cowan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melvin Cowan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

Lot 106, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by Melvin Cowan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Melvin Cowan, has executed this instrument in his capacity as such auctioneer on this the 19th day of June, 2012 .

Andrew D. Banks and spouse Annika L. Strickland Mortgagor(s)

By: MidFirst Bank Mortgagee or Transferee of Mortgage

By: Melvin R. Cowan
Melvin Cowan, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

MidFirst Bank Mortgagee or Transferee of Mortgage

By: Melvin R. Cowan
Melvin Cowan, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgage

By: Melvin R. Cowan
Melvin Cowan, as Auctioneer and the person conducting sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my name and official seal this the 19th day of June, 2012 .

Melody Banks
NOTARY PUBLIC

COMMISSION EXPIRES: 7/29/15

GRANTEE'S ADDRESS:
P. O. Box 268950
Oklahoma City, OK 73126

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259


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