

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

04/19/2002-18359
03:05 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
004 NSB 21.00

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, August 27, 1996, Thomas T. Buffkin, Jr. a married man, and his wife, Donna Buffkin, executed a certain mortgage on property hereinafter described to Go Fourth Enterprises, Inc. and subsequently assigned to Conseco Finance Corporation, successor in interest to and f/k/a Green Tree Financial Corporation, which said mortgage is recorded in Instruments 1996-29305 and 1997-06501, and assigned to Conseco at Instrument 1996-29306, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, was authorized and empowered in the event of default, 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Conseco Finance Corporation, 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 foreclosure of said mortgage, by U. S. Mail and by publication in the *Shelby County Reporter* newspaper of general circulation, published in Shelby County, Alabama, in its issues of March 6, March 13 and March 20, 2002;

WHEREAS, on the 25th day of March, 2002, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt Newsome as Attorney-in-Fact for the said Conseco Finance Corporation-Alabama did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt Newsome was the Auctioneer who conducted said foreclosure sale for the said

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Conseco Finance Corporation-Alabama; and

WHEREAS, the said Conseco Finance Corporation-Alabama was the highest bidder in the amount of Sixty Eight Thousand Eight Hundred Fifty Eight and 00/100 Dollars (\$68,858.00), which sum of money Conseco Finance Corporation-Alabama offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Conseco Finance Corporation-Alabama.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Sixty Eight Thousand Eight Hundred Fifty Eight and 00/100 Dollars (\$68,858.00), on the indebtedness secured by said mortgage, the said Thomas T. Buffkin, Jr. to Conseco Finance Corporation-Alabama by and through Burt Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Conseco Finance Corporation-Alabama AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the 1 $\frac{1}{4}$ " rebar located at the accepted Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, and run in a Westerly direction along the accepted South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1033.61 feet (1031.2 feet deed) to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course in a Westerly direction a distance of 287.66 feet to a 2" open pipe found, being the accepted Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23; thence turn an interior angle of 91 degrees 09 minutes 20 seconds and run to the right in a Northerly direction a distance of 651.50 feet to an existing 1 $\frac{1}{4}$ " rebar; thence turn an interior angle of 89 degrees 03 minutes 35 seconds and run to the right in an Easterly direction a distance of 255.32 feet (255.53 feet deed) to an existing 1 $\frac{1}{4}$ " rebar lying in the center of an old ditch; thence turn an interior angle of 94 degrees 56 minutes 15 seconds and run to the right in a Southeasterly direction along the centerline of said ditch a distance of 505.29 feet to an existing axle at the intersection of said ditch with the centerline of Busby Branch; thence turn an interior angle of 212 degrees 40 minutes 10 seconds and run to the left in a Southeasterly direction along the centerline of said branch a distance of 33.66 feet to a point; thence turn an interior angle of 132 degrees 39 minutes 40 seconds and run to the right in a Southwesterly direction along the centerline of said branch a distance of 124.21 feet (124.9 feet deed) to the POINT OF BEGINNING.

TOGETHER WITH a security interest in that certain 1996,
28x80 Buccaneer, Serial Number ALBUS24948.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Conseco Finance Corporation-Alabama, 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 and the United States of America.

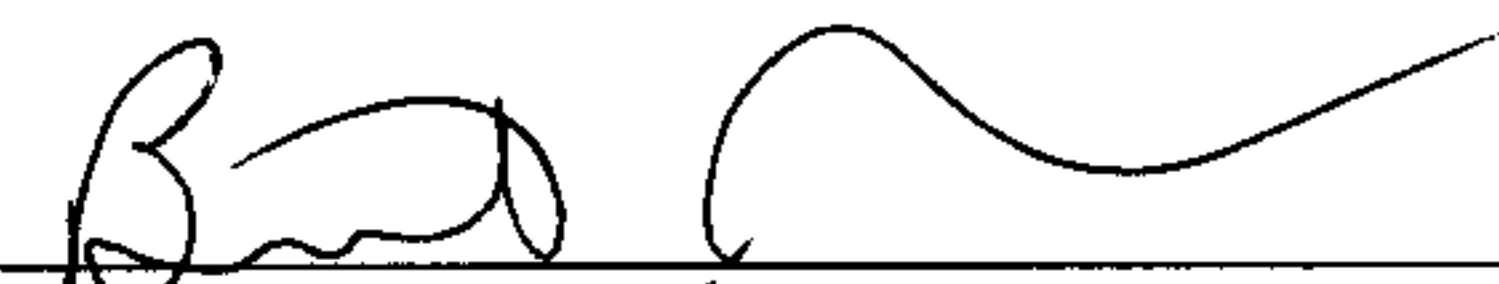
IN WITNESS WHEREOF, the said Thomas T. Buffkin, Jr., and Conseco Finance Corporation-Alabama have caused this instrument to be executed by and through Burt Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt Newsome has hereto set his hand and seal on this the 19th day of April, 2002.

THOMAS T. BUFFKIN, JR.

BY: 
Burt Newsome
Attorney-in-Fact

CONSECO FINANCE CORPORATION-ALABAMA

BY: 
Burt Newsome
as Attorney-In-Fact and Agent


Burt Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt Newsome whose name as Attorney-in-Fact for Thomas T. Buffkin, Jr., whose name as Attorney-in-Fact and agent for Conseco Finance Corporation-Alabama and whose name as Auctioneer and person making 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 the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 19th day of April, 2002.

Misti M. Brasher
Notary Public in and for
the State of Alabama at Large
MY COMMISSION EXPIRES
4-11-2004

My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
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