


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
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BIRMINGHAM, ALABAMA 35236-0345

  
20030528000331360 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
05/28/2003 14:33:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on April 9, 1998, Betty H. Wells, an unmarried woman, and Robert E. Wells, an unmarried man, executed a certain mortgage on property hereinafter described to First Educators Credit Union, which mortgage is recorded as Instrument Number 1998-16086, in the Office of the Judge of Probate of Shelby, County, Alabama; and

**WHEREAS**, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and First Educators Credit Union, 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 April 23, 2003, April 30, 2003, and May 7, 2003; and

**WHEREAS**, on May 16, 2003, 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 First Educators Credit Union 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**, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said First Educators Credit Union and whereas said First Educators Credit Union was the highest bidder and best bidder, in the amount of Seventeen Thousand Eight Hundred Twenty-two and 00/100 Dollars (\$17,822.00) on the indebtedness secured by said mortgage, said First Educators Credit Union, by and through Foster D. Key as Auctioneer Conducting Said Sale, and as Attorney-in-Fact for Betty H. Wells and Robert E. Wells, does hereby grant, bargain, sell and convey unto **FIRST EDUCATORS CREDIT UNION** the following described property situated in Shelby County, Alabama, to-wit:

**COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 219.50 FEET; THENCE TURN AN ANGLE OF 115 DEGREES 50' 25" TO THE LEFT AND RUN A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 119.41 FEET; THENCE TURN AN ANGLE OF 64 DEGREES 09' 35" TO THE LEFT AND RUN A DISTANCE OF 90.00 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 13' 31" TO THE LEFT AND RUN A DISTANCE OF 129.00 FEET; THENCE TURN AN ANGLE OF 97 DEGREES 32' 43" TO THE LEFT AND RUN A DISTANCE OF 45.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00' TO THE LEFT AND RUN A DISTANCE OF 12.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00' TO THE RIGHT AND RUN A DISTANCE OF**

12.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00' TO THE RIGHT AND RUN A DISTANCE OF 12.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00' TO THE LEFT AND RUN AN DISTANCE OF 83.94 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

Source of Title: Volume 289, Page 275

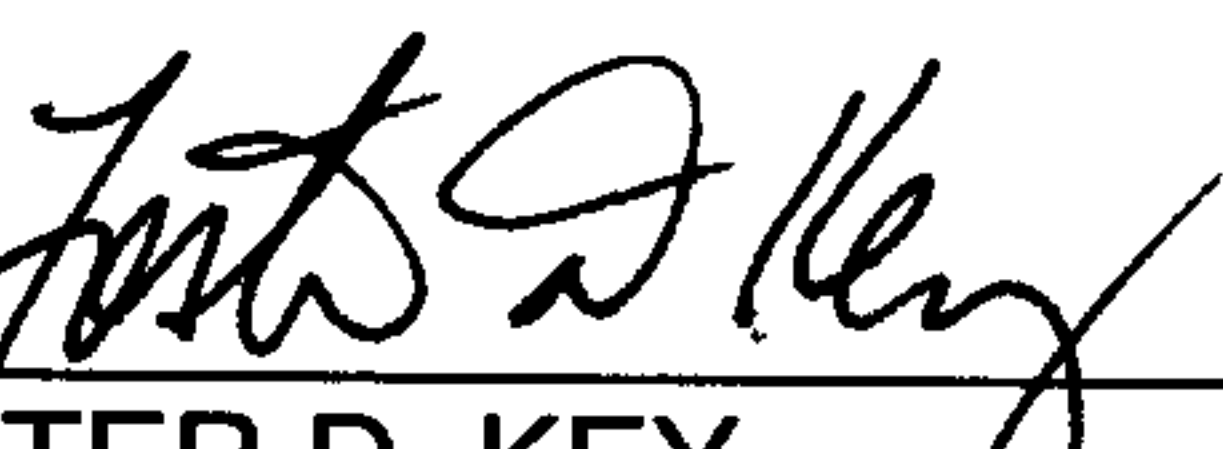
TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, First Educators Credit Union has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this May 16, 2003.

BETTY H. WELLS and ROBERT E. WELLS

By:   
FOSTER D. KEY, ATTORNEY-IN-FACT

FIRST EDUCATORS CREDIT UNION

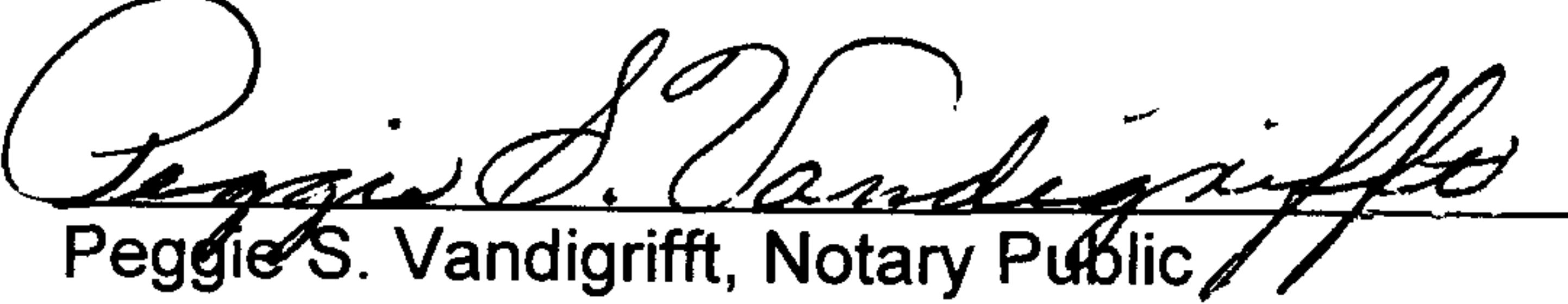
By:   
FOSTER D. KEY  
AUCTIONEER AND ATTORNEY-IN-FACT

By:   
FOSTER D. KEY  
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as Attorney-in-Fact for Betty H. Wells, an unmarried woman, and Robert E. Wells, an unmarried man, and as Auctioneer and Attorney-in-Fact for First Educators Credit Union, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this May 16, 2003.

  
Peggie S. Vandigrift, Notary Public  
My Commission expires November 3, 2004

NOTARY PUBLIC STATE OF ALABAMA RANGE  
MY COMMISSION EXPIRES: NOV 3, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS