



20031104000734110 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/04/2003 12:29:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on July 13, 2001, Charlotte D. Mahan, executed a certain mortgage on property hereinafter described to American General Finance, Inc., which mortgage is recorded as Instrument Number 2001-32606, 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 American General Finance, Inc., 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 October 1, 2003, October 8, 2003, and October 15, 2003; and

WHEREAS, on October 27, 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 American General Finance, Inc., 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 American General Finance, Inc., and whereas said American General Finance, Inc., was the highest bidder and best bidder, in the amount of Ninety-six Thousand Three Hundred Seventy-five and 00/100 Dollars (\$96,375.00) on the indebtedness secured by said mortgage, said American General Finance, Inc., by and through Foster D. Key as Auctioneer Conducting Said Sale and as Attorney-in-Fact for Charlotte D. Mahan, does hereby grant, bargain, sell and convey unto **AMERICAN GENERAL FINANCE, INC.**, the following described property situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 27 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27 AND RUN WEST ALONG THE NORTH LINE OF 1/4-1/4 SECTION 1105.72 FEET; THENCE LEFT 74 DEGREES 02' 15" AND RUN SOUTHWESTERLY 678.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST COURSE 226.33 FEET TO THE NORTHERLY BOUNDARY OF SCURLOCK ROAD; THENCE LEFT 66 DEGREES 25' 10" AND RUN SOUTHEASTERLY ALONG THE BOUNDARY OF SAID ROAD 210 FEET; THENCE

LEFT 113 DEGREES 34' 50" AND RUN NORTHEASTERLY LEAVING SAID ROAD 226.33 FEET; THENCE LEFT 66 DEGREES 25' 10" AND RUN NORTHWESTERLY 210.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

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, American General Finance, Inc., 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 October 27, 2003.

CHARLOTTE D. MAHAN

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By: 

FOSTER D. KEY, ATTORNEY-IN-FACT

AMERICAN GENERAL FINANCE, INC.

By: 

FOSTER D. KEY

AUCTIONEER AND ATTORNEY-IN-FACT

By: 

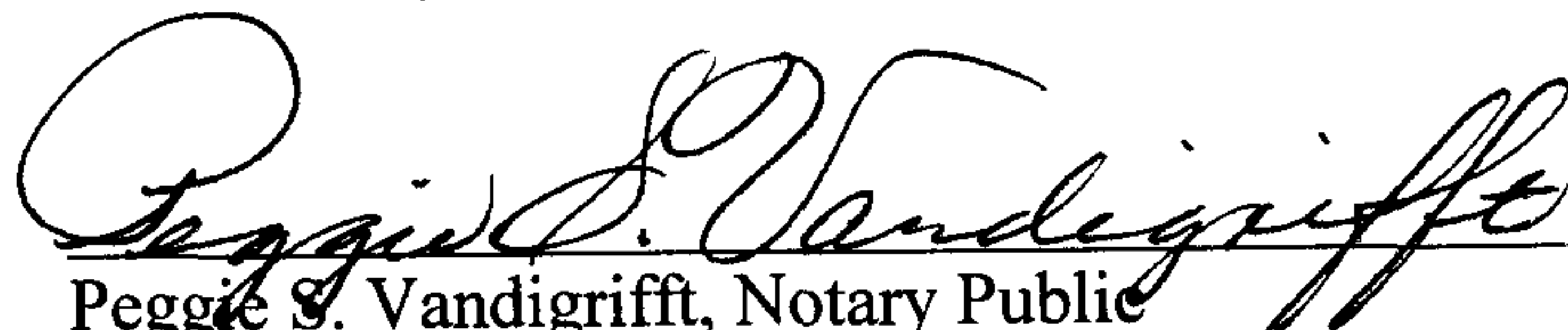
FOSTER D. KEY

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 Charlotte D. Mahan and as Auctioneer and Attorney-in-Fact for American General Finance, Inc., 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 October 27, 2003.



Peggie S. Vandigrift, Notary Public

My Commission expires November 3, 2004

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 3, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS