

20050314000114510 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/14/2005 03:17:13PM FILED/CERT

SEND TAX NOTICE TO:
First Federal of the South
2159 Rocky Ridge Road, Ste 101
Birmingham, AL 35216
(#47670005076)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of April, 2003, Danny R. Jones, an unmarried man, executed that certain mortgage on real property hereinafter described to First Federal of the South-Sylacauga, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 200417000234240, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 title 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Federal of the South 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 January 26, 2005, February 2, 2005, and February 9, 2005; and

WHEREAS, on March 1, 2005, 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

Federal of the South 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Federal of the South; and

WHEREAS, First Federal of the South was the highest bidder and best bidder in the amount of One Hundred Three Thousand Eight Hundred Seventy Seven Dollars and 86/100 Dollars (\$103,877.86) on the indebtedness secured by said mortgage, the said First Federal of the South, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto First Federal of the South all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Property described herein being parts of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Parcel A: Begin at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 13 minutes 56 seconds West along the East line of said 1/4-1/4 section a distance of 379.40 feet; thence North 64 degrees 38 minutes 53 seconds West a distance of 368.84 feet; thence North 0 degrees 30 minutes 27 seconds East a distance of 335.49 feet; thence North 89 degrees 3 minutes 56 seconds East a distance of 331.91 feet to the Point of Beginning.

Parcel B: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 13 minutes 56 seconds West along the East line of said 1/4-1/4 section a distance of 379.40 feet to the Point of Beginning; thence continue along the last described course a distance of 333.99 feet; thence North 83 degrees 26 minutes 43 seconds West a distance of 440.30 feet; thence North 32 degrees 10 minutes 13 seconds East a distance of 193.44 feet; thence North 0 degrees 30 minutes 27 seconds East a distance of 277.92 feet; thence South 64 degrees 38 minutes 53 seconds East a distance of 368.84 feet to the Point of Beginning.

According to the survey of Rodney Shiflett, dated February 26, 2003.

A non-exclusive easement for recreational purposes only in, on and over that body of water abutting the herein described property and being further described as follows; a lake located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West. Also a non-exclusive easement for ingress and egress more particularly described as follows: From the Northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West and run southerly along the east boundary of said 1/4-1/4 section of 713.48 feet to the point of beginning to a 20 foot easement; thence continue southerly along last said course 354.52 feet along the east side of said 20 foot easement; thence run an angle of 88 degrees 48 minutes to the right and run westerly along the south side of a 20 foot easement to the east boundary line of Shelby County Highway No. 447. The above described land being an easement 20 feet in width for the purpose of a roadway for ingress and egress.

TO HAVE AND TO HOLD the above described property unto First Federal of the South, its successors/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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, First Federal of the South , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 1st day of March, 2005.

First Federal of the South

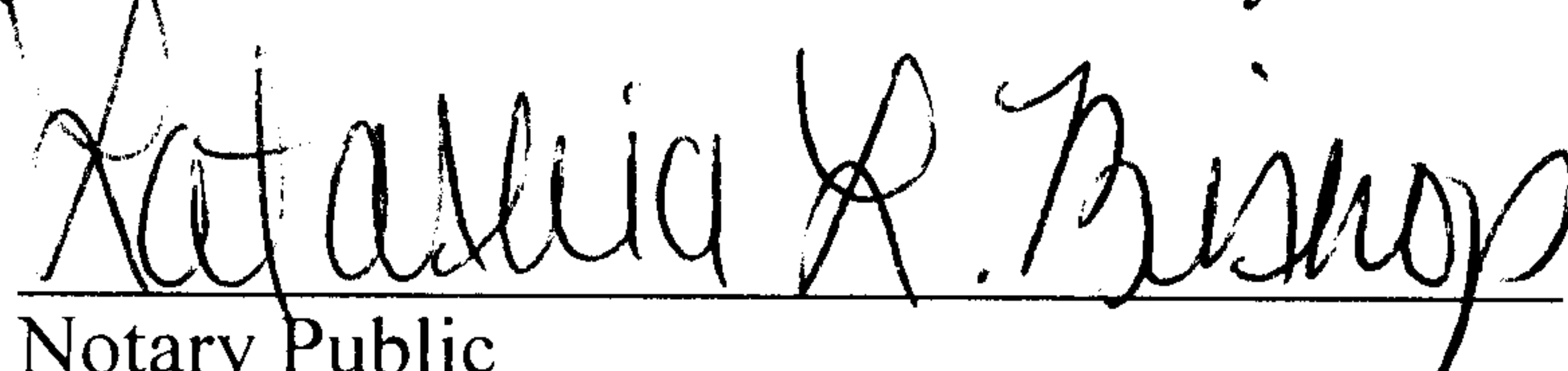
By: _____

Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for First Federal of the South , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 1st day of March, 2005.



Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 11 2008

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727