

SEND TAX NOTICE TO:  
New South Federal Savings Bank  
210 Automation Way  
Birmingham, AL 35210  
(#0417555)

STATE OF ALABAMA        )  
  
COUNTY OF SHELBY        )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of June, 2003, Steven R. Eddy, and wife, Lora Eddy and Harvey Eddy, a married man, executed that certain mortgage on real property hereinafter described to New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. #20030620000387840, said mortgage having subsequently been transferred and assigned to New South Federal Savings Bank, by instrument recorded in Instrument #20031120000765040, in the aforesaid Probate Office; 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 New South Federal Savings Bank 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 March 23, 2005, March 30, 2005, and April 6, 2005; and

WHEREAS, on April 12, 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 New South Federal Savings Bank 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 New South Federal Savings Bank; and

WHEREAS, New South Federal Savings Bank was the highest bidder and best bidder in the amount of One Hundred Five Thousand Three Hundred Sixty and 52/100 Dollars (\$105,360.52) on the indebtedness secured by said mortgage, the said New South Federal Savings Bank, 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 New South Federal Savings Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 220, according to the amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto New South Federal Savings Bank, 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, New South Federal Savings Bank, 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 12<sup>th</sup> day of April, 2005.

New South Federal Savings Bank

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 New South Federal Savings Bank, 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 12<sup>th</sup> day of April, 2005.

\_\_\_\_\_  
TOR. H.

Notary Public

My Commission Expires: \_\_\_\_\_ **MY COMMISSION EXPIRES JUNE 13, 2007**

This instrument prepared by:

Ginny Rutledge

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727