20051012000532050 1/2 $120.00
Shelby Cnty Judge of Probate,AL
10/12/2005 01:00:20PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Vickie Matthews Carruba
0014361323

KNOW ALL MEN BY THESE PRESENTS: That Roy John Carruba, Jr. and wife Vickie Matthews Carruba did, on to-wit, the December 20, 1995, execute a mortgage to AmSouth Bank, which mortgage is recorded in Instrument # 1996-42370; said mortgage was transferred and assigned to Carolina First Bank as recorded in Instrument # 1997-16998 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Carolina First Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 21, 28, October 5, 2005; and

WHEREAS, on the October 11, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:18 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Carolina First Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of WBH INVESTMENTS, LLC, in the amount of One Hundred Five Thousand Dollars and No Cents ($105,000.00), and said property was thereupon sold to the said WBH INVESTMENTS, LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Five Thousand Dollars and No Cents ($105,000.00), cash, the said Roy John Carruba, Jr. and wife Vickie Matthews Carruba, acting by and through the said Carolina First Bank, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Carolina First Bank, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto WBH INVESTMENTS, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, Block 1, according to the Survey of Plantation South Third Sector, Phase II, as recorded in Map Book 13, Page 89 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto WBH INVESTMENTS, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Carolina First Bank, has caused this instrument to be executed by MICHAEL ATCHISON as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the October 11, 2005.

Roy John Carruba, Jr. and wife Vickie Matthews Carruba
Mortgagors

Carolina First Bank
Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Carolina First Bank
Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this October 11, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
05-1823

Shelby County, AL 10/12/2005
State of Alabama

Deed Tax:$105.00