


This instrument prepared by:  
Charles L. Denaburg  
2125 Morris Avenue  
Birmingham, Alabama 35203  
01003-95760

Send tax notice to:  
COMPASS BANK  
Attn: Anne Connors  
PO Box 10566  
Birmingham, AL 35296

  
20051101000568290 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/01/2005 03:18:35PM FILED/CERT

## FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: October 26, 2001, Belinda N. Pardi now known as Belinda N. Boshell, and her husband, Samuel Boshell, mortgagors, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument # 2001/47679, 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 Compass Bank did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of September 14, 21 & 28, 2005; and,

WHEREAS, on October 6, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of Thirty Three Thousand



Seven Hundred Fifty and 00/100 Dollars (\$33,750.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Teresa S. Adams, agent and attorney-in-fact for Compass Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Thirty Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$33,750.00), Belinda N. Pardi now known as Belinda N. Boshell, and her husband, Samuel Boshell, mortgagors, by and through the said Teresa S. Adams, agent and attorney-in-fact for Compass Bank, do grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain Lot or Parcel of Land situated in the City of Vincent, County of Shelby, State of Alabama, as more fully described in the Deed Book 1997, page 33725, being known and designated as metes and bounds property, more particularly described as follows:

Begin at the intersection of the South right of way line of Shelby County, Highway No. 85 with the East line of the NE Quarter of the NW Quarter, Section 15, Township 19 South, Range 2 East, and run thence Westerly along the said South R/W of said highway a distance of 40 feet; thence run due South a distance of 150 feet to the point of beginning; thence continue due South a distance of 150 feet to a point; thence run due West a distance of 100 feet to a point; thence run due North 150 feet to a point; thence run Easterly parallel to the South R/W line of said Highway a distance of 100 feet to the point of beginning. Said parcel of real estate situated in the NE Quarter of the NW Quarter, Section 15, Township 19, Range 2 East, in the Town of Vincent, Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Teresa S. Adams, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 6<sup>th</sup> day of October, 2005.

COMPASS BANK

BY: Teresa S. Adams  
Teresa S. Adams, agent and attorney-in-fact for  
Compass Bank, as Auctioneer

Teresa S. Adams  
Teresa S. Adams, as Auctioneer conducting said sale

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Adams, whose name as agent and attorney-in-fact for Compass Bank as auctioneer conducting said sale, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of October, 2005.

Peggy D. Harding  
Notary Public

My Commission Expires June 26, 2007