

20051220000655790 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
12/20/2005 02:02:13PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Brenton K. Morris, Attorney at Law
2019 3rd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to wit: on June 30, 2003, Douglas B. Blank executed a certain mortgage on property hereinafter described to Gregg A. Blank, which mortgage is recorded in Reference No. 20040212000073590, 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 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;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Gregg A. Blank, 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 November 23rd, 30th, and December 7th, 2005; and

WHEREAS, on the 13th day of December, 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 that Gregg A. Blank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Brenton K. Morris, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for Gregg A. Blank and whereas WBH Investments, LLC, was the highest bidder and best bidder, in the amount of \$50,000.00 on the indebtedness secured by said mortgage, and by and through Brenton K. Morris as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto WBH Investments, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1 and 2, Block 12, according to a re-survey of part of Block 12 of Joseph Squires Map of the Town of Helena, Alabama, recorded in Map Book 8, Page 56, in the Probate Office of Shelby County, Alabama.



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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, Gregg A. Blank has caused this instrument to be executed by and through Brenton K. Morris as auctioneer conducting the said sale as Attorney-in-Fact, and Brenton K. Morris as auctioneer conducting said sale has hereto set his hand and seal on this the 13th day of December, 2005.

Shelby County, AL 12/20/2005
State of Alabama

Deed Tax: \$50.00

Gregg A. Blank

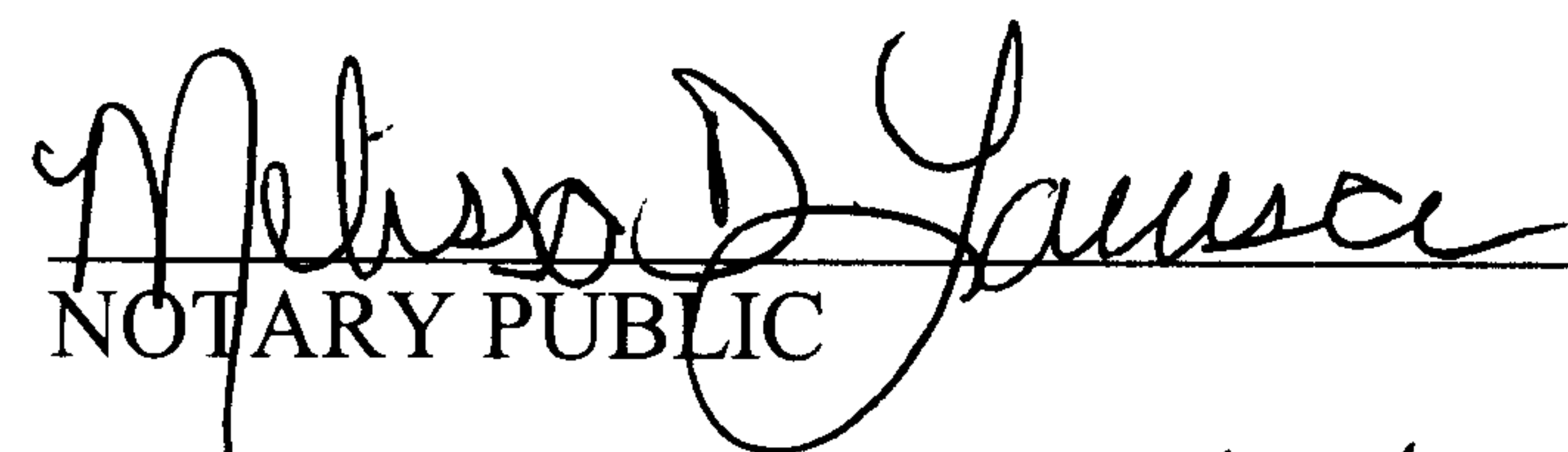
By: 
AUCTIONEER AND ATTORNEY IN FACT

By: 
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Brenton K. Morris, whose name as auctioneer and Attorney In Fact for Gregg A. Blank 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 the 13th day of December, 2005.


NOTARY PUBLIC

My Commission Expires: 12/23/06