


THIS INSTRUMENT PREPARED BY:  
David E. Hampe, Attorney  
205 20th Street North,  
Suite 623  
Birmingham, AL 35203

SEND TAX NOTICES TO:  
Southwest Capital Investments, LLC  
630 Pine Aire Drive  
Bayshore, NY 11706

  
20060220000082040 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/20/2006 01:25:04PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS,** That **WHEREAS,** ON, To-Wit:  
On May 26, 1998, William F. Pickett and Barbara A. Pickett, executed a certain mortgage on the property hereinafter described to Household Finance Corporation of Alabama, which was filed on May 29, 1998, and recorded in the Probate Office of Shelby County, Alabama, in Instrument 1998-19765, said mortgage being assigned to Southwest Capital Investments, LLC, and recorded in Instrument 2005-60305, in the Probate Office of Shelby County, Alabama, and

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and Southwest Capital Investments, LLC, the owner and holder of said mortgage, the debt thereby secured, and the property therein described, did declare all of the indebtedness secured by said mortgage due and payable, and

**WHEREAS,** notice of foreclosure of said mortgage and of the sale of said property, in accordance with the terms of said mortgage, was given by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 1, 2006; February 8, 2006; and February 15, 2006, and

**WHEREAS,** on February 20, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and Southwest Capital Investments, LLC, did offer for sale and sell at public outcry at the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS,** David E. Hampe, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Southwest Capital Investments, LLC; and

**WHEREAS,** the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Southwest Capital Investments, LLC in the amount of Thirty Seven Thousand Five Hundred and 00/00 Dollars (\$37,500.00) on the indebtedness secured by the said mortgage, the said Southwest Capital Investments, LLC, by and through David E. Hampe, as Auctioneer conducting said sale and as attorney-in-fact for Southwest Capital Investments, LLC, and the said David E. Hampe, the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Southwest Capital Investments, LLC, the following described real estate situated, lying and being in Shelby County, Alabama, to-wit:

A parcel of land containing .4 acre more or less, located in the Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) of Section 2, Township 22 South, Range 4 West and described as being the West 75 feet of the Charles and Doris Chesser Estate recorded in Deed Book 222, at Page 803, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to reservations, restrictions, easements and rights-of-way of record, if any.



Deborah L. Horton  
**NOTARY PUBLIC** **DEBORAH L. HORTON**  
**Commission expires:** **NOTARY PUBLIC STATE AT LARGE**  
**COMMISSION EXPIRES**  
**MARCH 28, 2008**