

20060427000197970 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
04/27/2006 01:22:31PM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: January 29, 2005, Robert Baker and wife, Chantell Baker Mortgagors, executed a certain mortgage ("Mortgage") to Walter Mortgage Company, said Mortgage being recorded February 21, 2005, Instrument Number 20050221000082370 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, said assignment being recorded April 11, 2006, Instrument Number 20060411000168020, said assignments being recorded in the Office of the Judge of Probate Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Walter Mortgage Company, as assignee and holder, did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of April 5, 2006, April 12, 2006, and April 19, 2006;

WHEREAS, on April 27, 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 sale was duly and properly conducted, and William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Walter Mortgage Company, as assignee and holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Walter Mortgage Company in the amount of One Hundred Twenty One Thousand Three Hundred Forty Eight and 07/100 (\$121348.07), which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Walter Mortgage Company, as purchaser; and

WHEREAS, Joshua A. Bell conducted said sale on behalf of William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Walter Mortgage Company, as assignee and holder; and

WHEREAS, the terms of the 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 payment of One Hundred Twenty One Thousand Three Hundred Forty Eight and 07/100 (\$121348.07), Robert Baker and wife, Chantell Baker, Mortgagors, by and through William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Walter Mortgage Company, as assignee and holder, do grant, bargain, sell and convey unto Walter Mortgage Company, the following described real property situated in Shelby County, Alabama to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD, the above described property unto Walter Mortgage Company, their heirs and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company, as Assignee of Walter Mortgage Company, as assignee and holder, has caused this instrument to be executed by and through Joshua A. Bell, as auctioneer conducting said sale for said Mortgagee, and said Joshua A. Bell, has hereto set his hand and seal on this 27 day of April, 2006.

By: Robert Baker and wife, Chantell Baker

By: William J. Wade, as Trustee of Mid-State Trust VII and Walter Mortgage Company

BY: [Signature]
Joshua A. Bell
as Attorney in Fact

BY: [Signature]
Joshua A. Bell
as Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joshua A. Bell whose name as auctioneer and attorney in-fact for the 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of April, 2006.

[NOTARIAL SEAL]

Brenda J. Preston
Notary Public

My Commission Expires: 1-19-08

This instrument prepared by:

Joshua A. Bell
Yearout, Spina & Lavelle, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
80026829

Walter Mortgage Company
P.O. Box 31601
Tampa, FL 33631

Lot 1, Block B, According to the map of the River
View Subdivision, as recorded in map book 4, page 63, in the
probate office of Shelby County, Alabama. Situated IN Shelby
County, Alabama.

