20060728000364560 1/2 $19.00
Shelby Cnty Judge of Probate, AL
07/28/2006 12:02:51PM FILED/CERT

When Recorded Return To:
Massey, Stotser & Nichols, P. C.
P O Box 94308
Birmingham, Alabama 35220-4308

Loan Number: 133117
File Number: 133117

Send Tax Notice To:
Thomas E. Baddley, Jr., Receiver
Attorney at Law
2545 Highland Avenue, Suite 201
Birmingham, Alabama 35205

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on: 29th Day of January, 1999, Rodney Whitfield and wife, Sherri Whitfield, executed a certain mortgage to Mortgage Investors, Inc., said mortgage being recorded in Instrument No. Instrument Number 1999-14922 in the Probate Office of Jefferson County, Alabama and said Mortgage was further transferred and assigned to Thomas E. Baddley, Jr. as receiver for Mortgage Investors, Inc. n/k/a Community Home Banc, Inc. by Instrument recorded in Instrument No. 2002-12860; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc. as transferee, 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 Reporter, a newspaper of general interest and circulation published in Shelby County Alabama in its issues of April 19, 2006, April 26, 2006 and May 3, 2006; and

WHEREAS, on June 8, 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 the said Chesley P. Payne, as Auctioneer and Attorney-in-Fact, on behalf of Thomas E. Baddley, Jr. as receiver for Community Home Banc, Inc., did offer for sale and sell at public outcry at the main entrance of the Courthouse, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc., as transferee, in the amount of Thirty One Thousand Two Hundred Twenty Six and Thirty/100 Dollars ($31,226.30) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Thomas E. Baddley, Jr. as receiver for Community Home Banc, Inc.; 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 One Thousand Two Hundred Twenty Six and Thirty/100 Dollars ($31,226.30) Mortgagor, by and through the said Chesley P. Payne, as Auctioneer and Attorney-in-Fact, do grant, bargain sell and convey unto the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc. as transferee, 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 the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc., its successors and assigns forever, 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, the said Rodney Whitfield and wife, Sherri Whitfield, Mortgagor, by the said Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc., as transferee, by Chesley P. Payne, as Auctioneer and Attorney-in-Fact conducting said sale cause these presents to be executed on June 8, 2006.

Thomas E. Baddley, Jr. as receiver for Community Home Banc, Inc.

By: _____
Chesley P. Payne, as Auctioneer and Attorney-in-Fact on behalf of Thomas E. Baddley, Jr. as Receiver for Community HomeBanc, Inc.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Chesley P. Payne, whose name as Auctioneer and Attorney-in-Fact for the said Community HomeBanc, Inc., 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/she, in his/her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 2006.

_____
Notary Public
My Commission Expires: 6/20/07

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Exhibit "A"

Lot 65, as shown in Map Book 5, Page 10 A and B, entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller Reg. Civil Engineer, on October 6, 1965, and being more particularly described as follows: Begin at the intersection of the North right of way line of 3rd Avenue East and the West right of way line of Fallon Avenue, said right of lines as shown on the Map of Dedication of the Streets and Easement, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 3rd Avenue East for $102.44 feet; thence 90 degrees 11 minutes 30 seconds right and run Northeasterly for 123.12 feet; thence 89 degrees 48 minutes 30 seconds right and run Southeasterly for 102.44 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees 11minutes 30 seconds right and run Southwesterly along said right of way line of Fallon Avenue for 123.12 feet to a point of beginning.