20060801000369410 1/3 $18.00
Shelby Cnty Judge of Probate,AL
08/01/2006 11:59:23AM FILED/CERT

SEND TAX NOTICE TO:
SouthFirst Bank
2159 Rocky Ridge Road
Suite 101
Birmingham, AL 35216
(#5030334248)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of January, 2005, Sweeney Homebuilders, Inc., executed that certain mortgage on real property hereinafter described to SouthFirst Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050126000041000, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said SouthFirst Mortgage 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

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publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 14, 2006, June 21, 2006, and June 28, 2006; and

WHEREAS, on July 11, 2006, 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 SouthFirst Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said SouthFirst Mortgage; and

WHEREAS, SouthFirst Mortgage was the highest bidder and best bidder in the amount of Thirty-Four Thousand Seven Hundred Seventy-One Dollars and 46/100 Dollars ($34,771.46) on the indebtedness secured by said mortgage, the said SouthFirst Mortgage, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto SouthFirst Mortgage all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

> Lot 139 according to the survey of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SouthFirst Mortgage, its successors/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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, SouthFirst Mortgage , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and

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said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 11th day of July, 2006.

SouthFirst Mortgage

By: _____
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for SouthFirst Mortgage , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 11th day of July, 2006.

Janice Russell Bran
Notary Public
My Commission Expires: _____ MY COMMISSION EXPIRES MAY 30, 2010

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

Tax Parcel Number: _____ together with all insurance and condemnation proceeds related to it; all income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances and other fixtures at any time installed on or in or used in