

MORTGAGEES:
Hubert H. Shirey and
Polly T. Shirey

THIS INSTRUMENT WAS PREPARED BY:

Joel C. Watson Attorney at Law P. O. Box 987

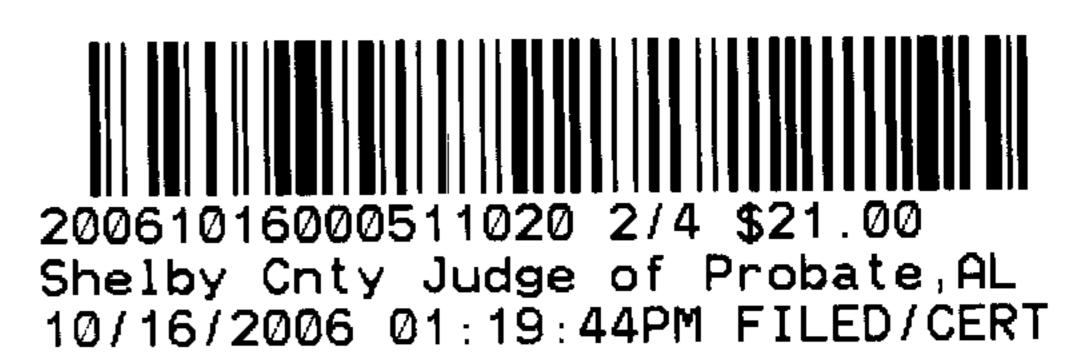
Alabaster, Alabama 35007

	MORTGAGE FORECLOSURE DEED
STATE OF ALABAMA)
SHELBY COUNTY	

KNOW ALL MEN BY THESE PRESENTS, That whereas, heretofore on, to-wit, the 23nd day of March, 2000, Hobbies of the Heart, LLC, executed a certain mortgage on property hereinafter described to Hubert H. Shirey and Polly T. Shirey, which said mortgage is recorded in the Probate Office of Shelby County, Alabama, Instrument # 2002-02828.

WHEREAS, in and by said Mortgage, the Mortgagees were authorized and empowered in 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 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 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 mortgage or any person conducting said sale for the Mortgagees was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagees may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Hubert H. Shirey and Polly T. Shirey did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and property notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, and in its



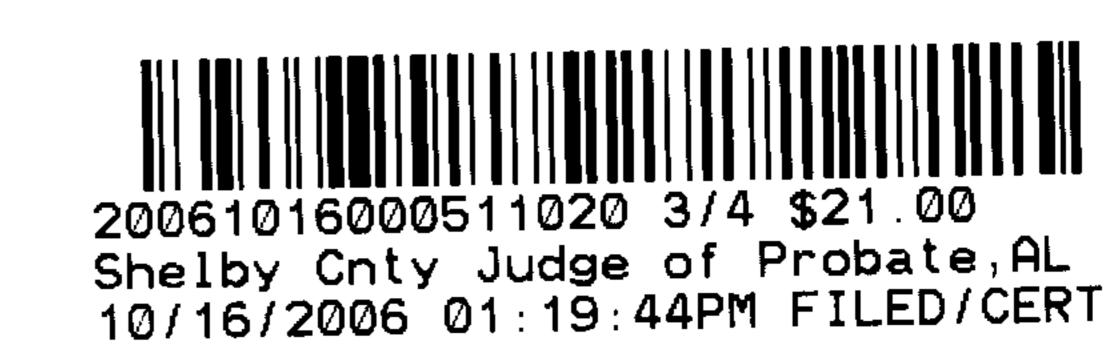
issue of September 6, 2006, September 13, 2006, and September 20, 2006, and to be held on September 28, 2006; and

WHEREAS, on September 28, 2006, the day on which the foreclosure was due to be held under the terms on said notice between the legal hours of sale, said foreclosure was duly conducted and Hubert H. Shirey and Polly T. Shirey did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Joel C. Watson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Hubert H. Shirey and Polly T. Shirey, and whereas the said Hubert H. Shirey and Polly T. Shirey were the highest bidders and best bidders in the amount of SEVENTY SEVEN THOUSAND THREE HUNDRED EIGHTY Dollars (\$77,380.00) on the indebtedness secured by said Mortgage, the said Hubert H. Shirey and Polly T. Shirey, by and through Joel C. Watson, as Auctioneer conducting said sale, and as Attorney-in-Fact for Hubert H. Shirey and Polly T. Shirey, Mortgagees, and Hobbies of the Heart, LLC, by and through Joel C. Watson, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Hubert H. Shirey and Polly T. Shirey, The following described property situated in Shelby County, Alabama:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD, the above described property unto Hubert H. Shirey and Polly T. Shirey, their 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 of the State of Alabama.



IN WITNESS WHEREOF, Hubert H. Shirey and Polly T. Shirey, as Mortgagees,

and Hobbies of the Heart, LLC, have caused this instrument to be executed

by and through Joel C. Watson, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Joel C. Watson, as Auctioneer conducting said sale and as Attorney-in-Fact for each of said parties, has hereto set his hand and seal on this the 22 day

of September, 2006.

Hobbies of the Heart, LLC Mortgagors

BY:

Joel C. Watson

Auctioneer and Attorney-in-Fact

Hubert H. Shirey Polly T. Shirey Mortgagee

BY:

Joel C. Watson

Auctioneer and Attorney-in-Fact

Polly T. Shirey Mortgagee

BY:

Joel C. Watson

Auctioneer Conducting Said Sale

Joel C. Watson

Auctioneer and Attorney-in-Fact

Jaco ella.

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Joel C. Watson, whose name as Auctioneer and Attorney-in-Fact for Hubert H. Shirey and Polly T. Shirey and Hobbies of the Heart, LLC, 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 the conveyance, he, in his capacity as such Auctioneer and Attorney-in-Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 294 day of

Notary Public

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Exhibit "A" Legal Description



part of Lot 398 according to Dare's Map of Calera, more particularly described as sollows: Commence at a point on Section line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet North of the Southwest corner of Section 21, Youriship 22 South of Range 2 West, which point is in the center of the Southern Radiroad right-of-way, as now located: thence Northeast in said right-of-way a distance of 2798.18 seet to a point in the West line of Monigomery Avenue at Calera, Alabama, 35.55 feel North of the South line of said right-of-way of the Southern Railroad; thence South along the said West line of Montgomery Avenue at Calera, Alabama, a distance of 231 feet to the point of beginning of the property hereby conveyed: thence turning an angle of 89 degrees 17 min. 10 the right, go 133 feet, more or less, to an alley: thence South along sold Alley 25 feet, to the Southwest corner of sold Lot 398; theree Easterly 133 feet to a point in the West line of Montgomery Avenue, which point is 24.6 feet Southerly of the point of beginning of the property hereby conveyed: thence North along the West Imo of Moragomery Avenue, 24.6 feet to the point of beginning; said lot or parcel of land is located in the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, and is the same property as was conveyed to Maude Adams Cooper, Julius Gardner Cooper, Alles Josephine Petry and Elizabeth Fyfo by doed dated August 5, 1946, and recorded in Deed Book 126, Page 220 In Probate Office of Shelby County, Alabama

The Southeast corner of the property above described is also located by metes and bounds as follows: Begin at the Northwest corner of the Central State Bank Building on the Easterly side of Montgomery Avenue and run thence south along the easterly line of said avenue 150.8 feet; thence turning an angle to the right of 90 degrees run Westerly navess Montgomery Avenue a distance of 80 feet to the Southeast corner of the property hereinabove described. Situated in Shelby County, Alabama.

Also, the EASEMENT granted to L.O. Martin by Fantile Stein on November 20, 1929, for use of the party wall located along the Northerly line of said above property, as mentioned in an agreement between said parties, shown of record in Volume 65 of Deeds, at page 598 to the Probate Office of Shelby County, Alabama.

Lot 399 and the north half of Lot 100, according to Dare's Survey of Calera, Alabama, said lois having a frontage of 75 feet on Montgomery Avenue and extending back 193. Seet to an alley; situated in Shelby County; Alabama

"Commence at a point on the west side of 12th street, sometimes heretofore known as Managomery Avenue or Street, 180.9 feet South of the center of the Southern Railway which point is within 24.5 feet of the northeast corner of Lot 399 according to Dare's Map of the Town of Calera, Alabama, and which point is the center of a brick wall and the point of beginning; thence South, 89 degrees West, along the center of said wall and an extension thereof 133 feet to the east line of an alley; thence north; I degree West, along said alley 24 feet and 1 inch; thence north, 89 degrees east, to the center of a brick wall and thence along the center of said wall a distance of 133 feet to the west line of 121 Street; thence South along the West line of said street 24 feet and 1 than to the point of beginning, being situated in the Town of Calera, Shelby County, Alabama.

Subject to an EASENCENT for a drain pipe described in deed from 1. Mayer and wife to Julius B. Cooper dated April 25, 1930, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 93, page 62.