

This instrument was prepared by:  
Phillip A. Price  
1701 7<sup>th</sup> Street N  
Clanton, AL 35045

### MORTGAGE FORECLOSURE DEED

THE STATE OF ALABAMA     )  
SHELBY COUNTY             )

Know All Men by These Presents, that whereas, heretofore, on February 27, 2002, to wit, Vernon Jones, Jr. and Sue M. Jones, husband and wife, executed a certain mortgage on property hereinafter described to Acceptance Loan Company, Inc., which said mortgage is recorded in Instrument Number 2002-12174, in the Office of the Judge of Probate of Shelby County, Alabama; and

Whereas, in and by said mortgage the mortgagee, was authorized and empowered in case of default on 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 City and 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 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, therefor; and

Whereas, default was made in the payment of the indebtedness secured by said mortgage, and the said Acceptance Loan Company, Inc. 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 publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama in its issues of October 25, November 1 and 8, 2006; and

Whereas, on November 10, 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 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

Whereas, Phillip A. Price was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Acceptance Loan Company, Inc. and whereas the said Acceptance Loan Company was the highest bidder and best bidder, in the amount of Eighty Five Thousand Five Hundred Fifty Two and 00/100 Dollars (\$85552.00) on the indebtedness secured by said mortgage, the said Acceptance Loan Company, Inc. by and through Phillip A. Price, as auctioneer conducting said sale, and as Attorney-in-fact for Vernon Jones, Jr. and Sue M. Jones and by and through Phillip A. Price, as auctioneer conduction said sale, does hereby grant, bargain, sell, and convey unto Acceptance Loan Company, Inc., the following describe property situated in Shelby County, Alabama.:

The North half of Lot 4-A and all of Lot 4-B, according to the Survey of Dogwood Point, Phase II, as recorded in Map Book 11. Page 11, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

To Have and to Hold the above described property unto Acceptance Loan

Company, Inc., its 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.

In Witness Whereof, Vernon Jones, Jr and Sue M. Jones and Acceptance Loan Company, Inc., have caused this instrument to be executed by and through Phillip A. Price, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and Phillip A. Price, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on the 10<sup>th</sup> day of November, 2006.

Acceptance Loan Company, Inc.

Acceptance Loan Company, Inc.

By: Phillip A. Price  
Auctioneer & Attorney-in-Fact

Vernon Jones, Jr.

Vernon Jones, Jr.

By: Phillip A. Price  
Auctioneer & Attorney-in-Fact

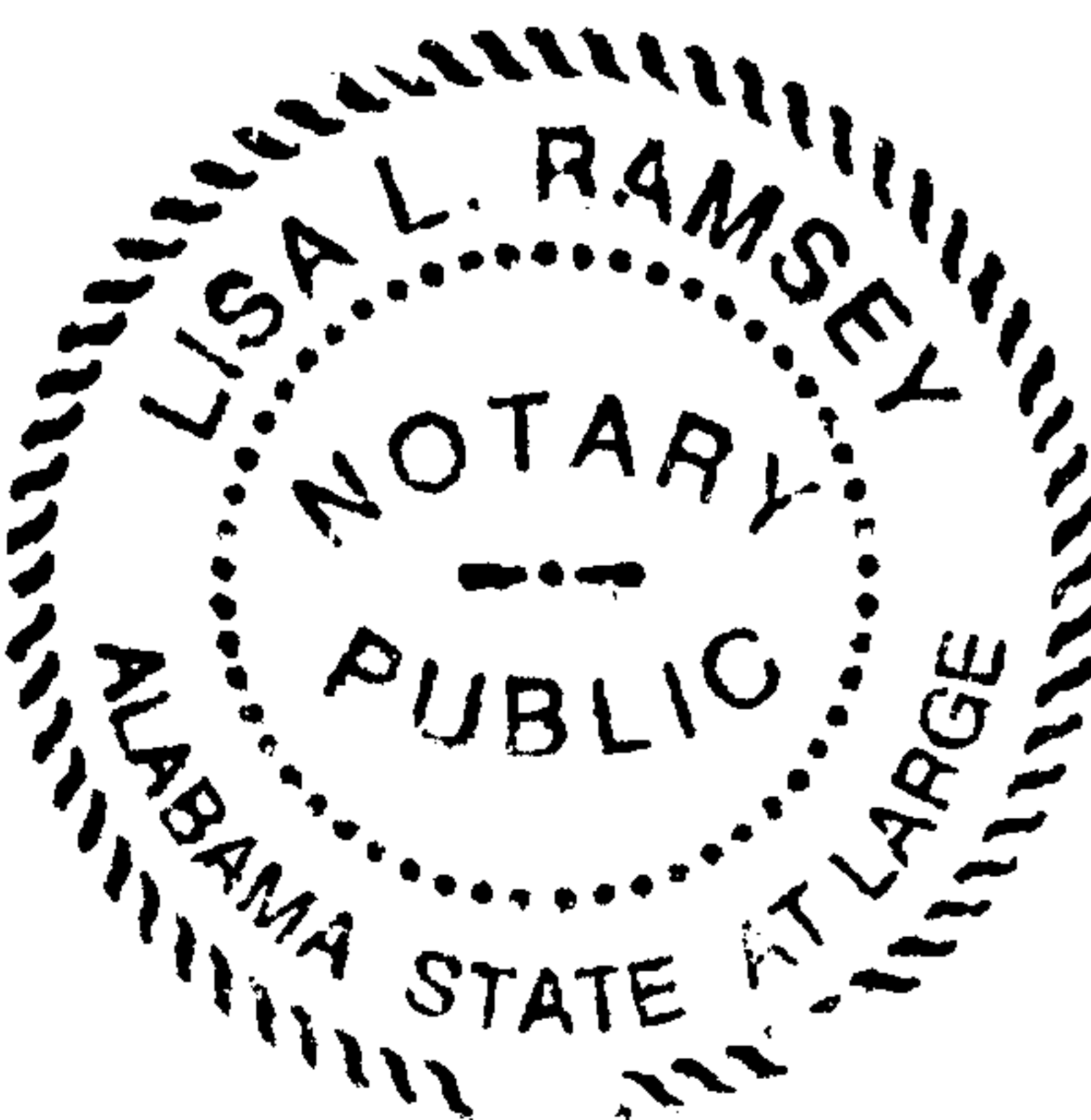
Sue M. Jones  
Sue M. Jones

By: Phillip A. Price  
Auctioneer & Attorney-in-Fact

THE STATE OF ALABAMA     )  
SHELBY COUNTY             )

I, Lisa L. Ramsey, a Notary Public in and for said County, in said State, hereby certify that Phillip A. Price, whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of Vernon Jones, Jr. and Sue M. Jones and also who signed the name of Acceptance Loan Company, Inc., 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 executed the same voluntarily on the same day the same bears date, as the action of himself as auctioneer and the person conducting the same for Acceptance Loan Company, Inc. for and as the act of said Acceptance Loan Company, Inc., mortgagee, and as the actions of Vernon Jones, Jr. and Sue M. Jones, mortgagors, in the mortgage referred to in the foregoing Deed.

In Witness Whereof, I have hereunto set my hand and seal on the 10<sup>th</sup> day of November, 2006.



Lisa L. Ramsey  
Notary Public  
Comm Exp: 09/29/2010