



20061207000595340 1/4 \$24.00
 Shelby Cnty Judge of Probate, AL
 12/07/2006 03:42:12PM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: March 6, 2001, Johnny Traylor and wife, Fannie Traylor Mortgagors, executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded April 16, 2001, Instrument Number 2001-14481 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to Walter Mortgage Company, said assignment being recorded November 22, 2006, Instrument Number 2006-1122000570560, 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 Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., 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 November 15, 2006, November 22, 2006, and November 29, 2006;

WHEREAS, on December 7, 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 Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., 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 One Thousand Five Hundred Seventy Nine Dollars and 24/100 (\$101579.24), 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, Paul K. Lavelle conducted said sale on behalf of Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., 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;

Year Out

NOW THEREFORE, in consideration of the premises and the payment of One Hundred One Thousand Five Hundred Seventy Nine Dollars and 24/100 (\$101579.24), Johnny Traylor and wife, Fannie Traylor, Mortgagors, by and through Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., 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:

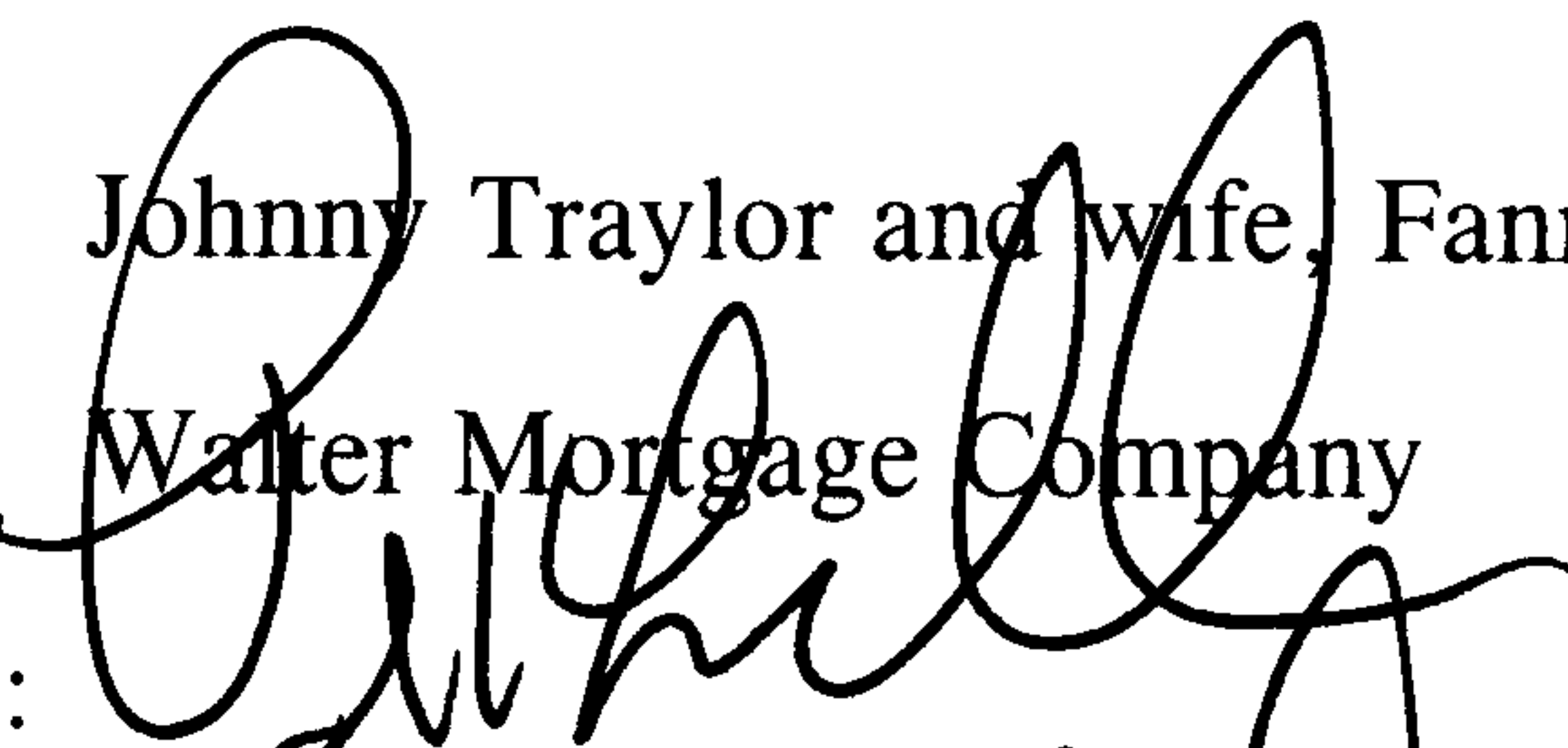
See Exhibit "A"

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, Walter Mortgage Company, as Assignee of Jim Walter Homes, Inc., as assignee and holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this 7 day of December, 2006.

By: Johnny Traylor and wife, Fannie Traylor

By: Walter Mortgage Company

BY: 
Paul K. Lavelle
as Attorney in Fact

BY: 
Paul K. Lavelle
as Auctioneer

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle 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 7 day of December, 2006.

[NOTARIAL SEAL]

Brenda J. Preston
Notary Public

My Commission Expires: 1-19-08

This instrument prepared by:

Paul K. Lavelle
Yearout, Spina & Lavelle, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
17142161

Walter Mortgage Company
P.O. Box 31601
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EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTEAST QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 572.86' TO A POINT; THENCE TURN 89 DEGREES 29 MINUTES 33 SECONDS TO THE LEFT AND RUN SOUTH 89 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 927.76' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 85; THENCE RUN NORTH 00 DEGREES 32 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 275.13" TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 210.00' TO A SET REBAR CORNER; THENCE RUN NORTH 89 DEGREES 27 MINUTES 47 SECONDS EAST A DISTANCE OF 210.00' TO A SET REBAR CORNER; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 13 SECONDS EAST A DISTANCE OF 210.00' TO A SET REBAR CORNER; THENCE RUN SOUTH 89 DEG 27' 42" WEST A DISTANCE OF 210.00' TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.