

STATE OF ALABAMA)
COUNTY OF SHELBY)

AUCTIONEER'S DEED

WHEREAS, JAMES R. GRISHAM and CONNIE R. GRISHAM, husband and wife, as Mortgagors/Borrowers, did heretofore on, to-wit: the 13th day of June, 2003, execute and deliver to FIRST NATIONAL BANK OF BALDWIN COUNTY, as Mortgagee/Lender, a mortgage on the property hereinafter described, which mortgage was duly filed for record in the Office of the Judge of Probate Court, Shelby County, Alabama, and duly recorded as Instrument no. 20030619000386220 of those records; and,

WHEREAS, said mortgage provided that upon the happening of a default in the payment of the indebtedness secured thereby, the said Mortgagee should have full power and authority to sell said property at public outcry before the courthouse door of the City of Columbiana, County of Shelby, State of Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of said sale by publication once a week for three successive weeks in any newspaper then published in Shelby County, Alabama, together with a description of the property to be sold; and,

WHEREAS, the mortgage further provided that in the event of such sale, the proceeds thereof should apply to the payment of expenses and attorneys fees, then to the principal and interest balance of said mortgage debt, and the balance, if any, to be paid over to the person(s) who are legally entitled to the remaining sums; and,

WHEREAS, default was made in the payment of the principal note secured by the said mortgage and the said FIRST NATIONAL BANK OF BALDWIN COUNTY, gave notice for three successive weeks prior to said sale in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, giving notice of the time, place and terms of said sale, together with a description of the property to be sold, in all respects as provided by the terms of said mortgage, fixing the time of the said sale during the legal hours of sale on Thursday, December 21, 2006, the place of said sale fixed at the main entrance of the Shelby County Courthouse, Columbiana, Alabama; and,

WHEREAS, the said FIRST NATIONAL BANK OF BALDWIN COUNTY, did

during the legal hours of sale on Thursday, December 21, 2006, sell the said property at public outcry at the main entrance of the Shelby County Courthouse to the highest bidder for cash; and

WHEREAS, at the said sale, James W. Fuhrmeister, acted as Auctioneer, and FIRST NATIONAL BANK OF BALDWIN COUNTY, was the highest bidder for the said property, bidding for the said property the sum of \$487,756.86;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned James W. Fuhrmeister, the Auctioneer conducting said sale and acting by and through the said FIRST NATIONAL BANK OF BALDWIN COUNTY, as Auctioneer, under and by the power and authority contained in the mortgage hereinabove described, for and in consideration of the premises, and the further consideration of the said FIRST NATIONAL BANK OF BALDWIN COUNTY, crediting the said indebtedness with the amount bid by it at the sale, do hereby grant, bargain, sell and convey unto the said FIRST NATIONAL BANK OF BALDWIN COUNTY, all right title and interest in and to the following described real property in Shelby County, Alabama, as follows:

Lot 135, according to the Survey of Greystone-1st Sector, Phase II, as recorded in Map Book 15, page 58; 59, 60 and 61 in the Office of the Judge of Probate of Shelby County, Alabama.


Together with the non exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real Volume 317, page 260 and all amendments thereto.

TO HAVE AND TO HOLD the same unto the said FIRST NATIONAL BANK OF BALDWIN COUNTY, its successors and assigns forever; subject however to 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, JAMES R. GRISHAM and CONNIE R. GRISHAM, husband and wife, and FIRST NATIONAL BANK OF BALDWIN COUNTY have caused this instrument to be executed by and through the said James W. Fuhrmeister, as

the Auctioneer conducting the said sale, and as Attorney-in-Fact for all parties separately, and James W. Fuhrmeister, as Auctioneer conducting said sale as Attorney-in-fact for each of said parties, under the power and authority contained in the mortgage hereinabove described, has hereunto set his hand and seal on this the 21 day of December, 2006.


FIRST NATIONAL BANK OF
BALDWIN COUNTY

BY: 
James W. Fuhrmeister
As Auctioneer & Attorney-in-Fact

JAMES R. GRISHAM

BY: 
James W. Fuhrmeister
As Auctioneer conducting said sale

CONNIE R. GRISHAM

BY: 
James W. Fuhrmeister
As Auctioneer conducting said sale

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I, the undersigned authority, a Notary Public, in and for said County and State, do hereby certify that James W. Fuhrmeister, whose name as Auctioneer conducting the said sale and Attorney-in-Fact for all parties separately, and as Auctioneer conducting said sale and as Attorney-in-Fact for each of said parties, 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 foregoing conveyance, he, in his capacity as Auctioneer and Attorney in Fact executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of December, 2006.



20061221000622070 4/4 \$20.00
Shelby Cnty Judge of Probate, AL
12/21/2006 02:18:04PM FILED/CERT

Sareah M Lefebvre
NOTARY PUBLIC, STATE AT LARGE

My Commission expires: 3/20/10

Grantee's Address:

Post Office Box 1270
Foley, Alabama 36536

This instrument was prepared by:

**J. Daniel Barlar, Jr.
CONRAD & BARLAR
Attorneys at Law
1406 Dauphin Street
Post Office Box 3045
Mobile, AL 36652
(251) 433-3968**