

20070111000016730 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
01/11/2007 11:34:54AM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: March 14, 1992, William R. Ramsey, Jr. and wife, Flora J. Ramsey Mortgagors, executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded April 22, 1992, Instrument Number 1992-05488 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to William J. Wade, as Trustee of Mid-State Trust IV and Walter Mortgage Company, said assignment being recorded January 11, 2007, Instrument Number 20070111000016720 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 William J. Wade, as Trustee of Mid-State Trust IV 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 December 13, 2006, December 20, 2006, and December 27, 2006;

WHEREAS, on January 11, 2007, 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 William J. Wade, as Trustee of Mid-State Trust IV 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 Seventeen Thousand One Hundred Ninety Six Dollars and 53/00 (\$17196.53), 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 J. Spina, III conducted said sale on behalf of William J. Wade, as Trustee of Mid-State Trust IV and 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;

NOW THEREFORE, in consideration of the premises and the payment of Seventeen Thousand One Hundred Ninety Six Dollars and 53/00 (\$17196.53), William R. Ramsey, Jr. and wife, Flora J. Ramsey, Mortgagors, by and through William J. Wade, as Trustee of Mid-State Trust IV and 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, William J. Wade, as Trustee of Mid-State Trust IV and 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 J. Spina, III, as auctioneer conducting said sale for said Mortgagee, and said Paul J. Spina, III, has hereto set his hand and seal on this 11 day of January, 2007.

By: William R. Ramsey, Jr. and wife, Flora J. Ramsey

By: William J. Wade, as Trustee of Mid-State Trust IV and Walter Mortgage Company

BY: Paul J. Spina, III
as Attorney in Fact

BY: Paul J. Spina, III
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 J. Spina, III 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 11 day of January, 2007.

[NOTARIAL SEAL]

Brenda J. Preston
Notary Public

My Commission Expires: 1-14-08

This instrument prepared by:

Paul J. Spina, III
Yearout, Spina & Lavelle, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
18572007

Walter Mortgage Company
P.O. Box 31601
Tampa, FL 33631

EXHIBIT "A"



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Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1 Township 21 S, Range 3 West, Shelby County, AL., thence run North 108 feet, thence run East 375 feet, thence run South 15 feet to POB. Thence continue South 93 feet to South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run East along said $\frac{1}{4}$ - $\frac{1}{4}$ line 350 feet to the West ROW of Liberty Church Road. Thence run Northeasterly along said ROW 85 feet, thence run Northwesterly 400 feet more or less to POB.