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Shelby Cnty Judge of Probate, AL
02/26/2007 12:25:34PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 30th day January, 2007, between TRAVIS WAYNE GRIMES and wife, ROBIN DENISE GRIMES, Party of the First Part, and ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, Party of the Second Part;

WITNESSETH:

WHEREAS, the said TRAVIS WAYNE GRIMES and wife, ROBIN DENISE GRIMES, heretofore executed to ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, herein called the Mortgagee, a certain mortgage dated April 9, 1997, and recorded in Instrument Number 1997-12105, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 29th day of November, 2006, the 6th day of December, 2006 and the 13th day of December, 2006, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest

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bidder for cash, within the legal hours of sale on the 3rd day of January, 2007, and

WHEREAS, at the time and place stated in said notice the undersigned attorney-in-fact and auctioneer announced that such sale was postponed until the 30th day of January, 2007, and thereafter notice was published in The Shelby County Reporter, on the 24th day of January, 2007, and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of $19,529.19 cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Party of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, the following described real property situated in Shelby County, Alabama, to-wit:

> A parcel of land situated in the Southeast quarter of the Northeast quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:
>
> From the locally accepted Southeast corner of the Southeast quarter of the Northeast quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, proceed North 89 degrees, 56 minutes, 64 seconds West along the accepted South boundary of said Southeast quarter of the Northeast quarter for a distance of 340.04 feet to a point; thence proceed North 27 degrees 45 minutes 25 seconds East 245.43 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue along the aforementioned course North 27 degrees 45 minutes 25 seconds East 179.43 feet to a point on the South side of Heading Mill Road; thence proceed along the chord of a curve and along the South side of said road North 62 degrees 31 minutes 41 seconds West 226.44 feet; thence leaving said road boundary proceed South 13 degrees 07 minutes 37 seconds West 185.72 feet; thence proceed South 62 degrees 41 minutes 18 seconds East for a distance of 179.53 feet back to the point of beginning of herein described parcel of land.

TO HAVE AND TO HOLD unto the said ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however,

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to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said TRAVIS WAYNE GRIMES and wife, ROBIN DENISE GRIMES, and ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY: _____
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for TRAVIS WAYNE GRIMES and wife, ROBIN DENISE GRIMES, and ASSOCIATES FIRST CAPITAL CORPORATION, A DELAWARE CORPORATION, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30th day of January, 2007.

Anne P. Marshall
Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
POST OFFICE BOX 307
HUNTSVILLE, AL 35804
(256) 533-7711

Grantee's Address

CitiFinancial
1111 Northpoint Drive
Coppell, TX 75019