

20070314000115000 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/14/2007 11:32:11AM FILED/CERT

PREPARED BY: Don F. Wiginton, Esq.
200 Office Park Drive, Suite 314
Birmingham, Alabama 35223-2456

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit, the 25th day of January 2002, James R. Seboth and wife, Jennifer G. Seboth, executed a certain mortgage on property hereinafter described to FIRST AMERICAN CAPITAL GROUP, INC., which said mortgage is recorded in Inst # 2002-04820 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 in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the court house 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 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 FIRST AMERICAN CAPITAL GROUP, INC., mortgagee, 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



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REPORTER, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 21, 28 and March 7, 2007. On 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 FIRST AMERICAN CAPITAL GROUP, INC., offered for sale and sold at public outcry in front of the court house door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Don F. Wiginton was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said FIRST AMERICAN CAPITAL GROUP, INC., and whereas FIRST AMERICAN CAPITAL GROUP, INC., was the highest bidder and the best bidder in the amount of Ninety Four Thousand Two Hundred Thirty-Two and 13/100 Dollars (\$94,232.13) on the indebtedness secured by said mortgage, the said FIRST AMERICAN CAPITAL GROUP, INC., by and through Don F. Wiginton, as auctioneer conducting said sale, and as attorney-in-fact for FIRST AMERICAN CAPITAL GROUP, INC., , and by and through Don F. Wiginton, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto **FIRST AMERICAN CAPITAL GROUP, INC.**, the following described property situated in Shelby County, Alabama:

Lot 1, Survey of Roberts Subdivision, Map Book 5, Page 109 and also recorded in Map Book 6, Page 2, in the Office of the Judge of Probate, Shelby County, Alabama. Property located at 120 Laurel Street, Montevallo, Al 35115.

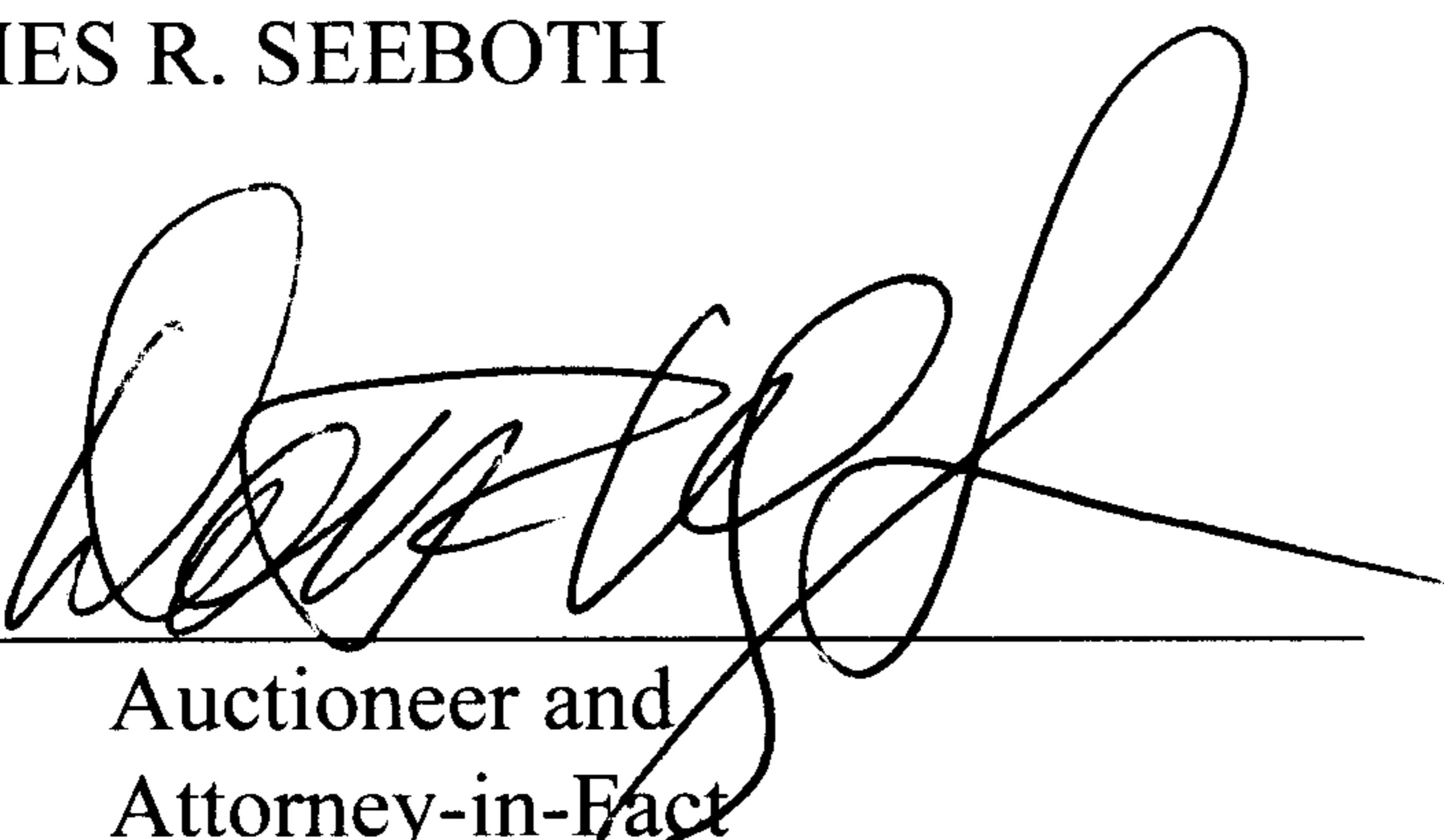
TO HAVE AND TO HOLD the above-described property unto **FIRST AMERICAN CAPITAL GROUP, INC.**, its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.



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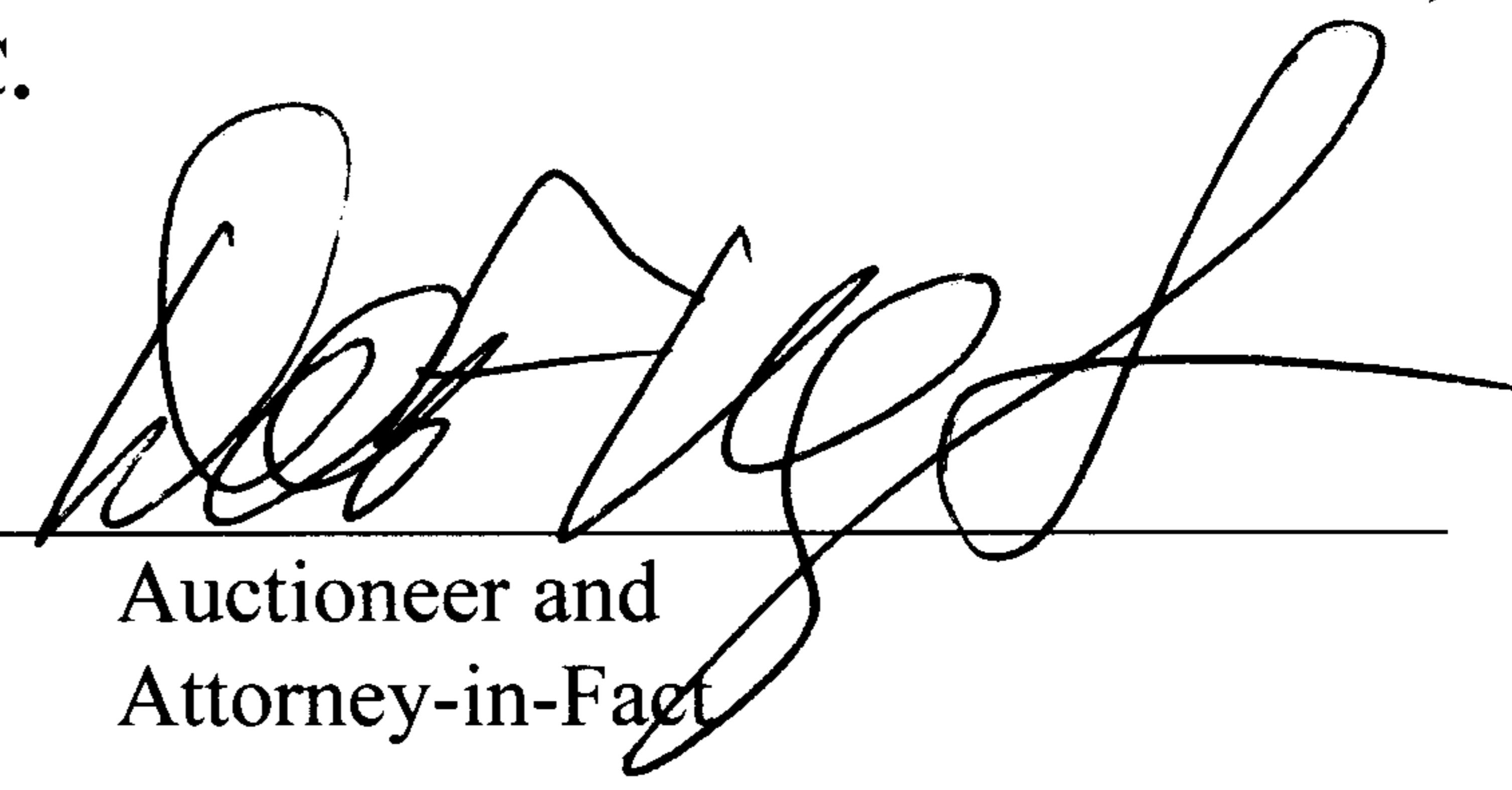
IN WITNESS WHEREOF, James R. Seebot and wife, Jennifer G. Seebot, have caused this instrument to be executed by and through Don F. Wiginton, as auctioneer conducting said sale and as attorney-in-fact for said parties, and Don F. Wiginton has hereto set his hand and seal on this the 14th day of March 2007.

JAMES R. SEEBOOTH

BY: 

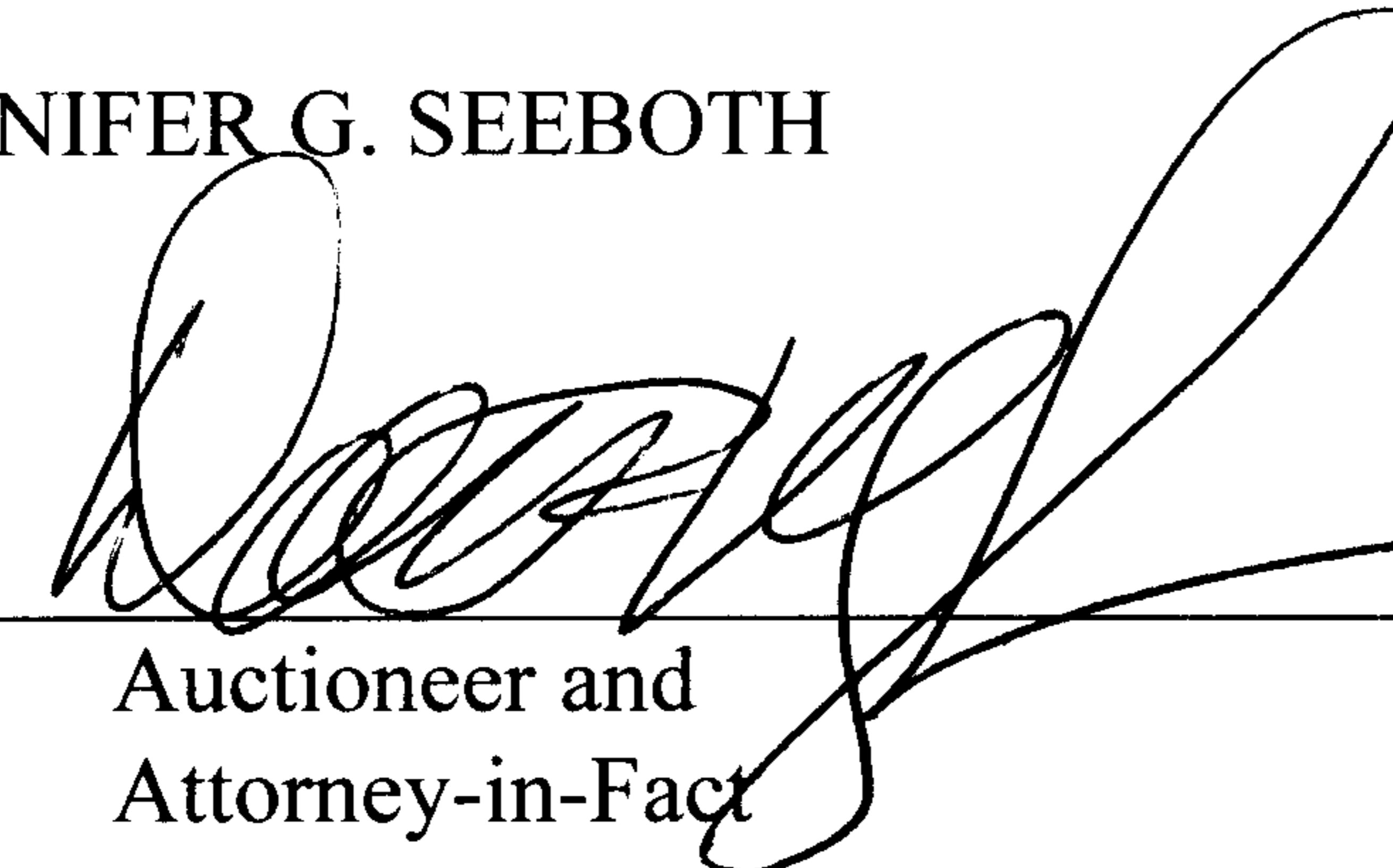
Auctioneer and
Attorney-in-Fact

FIRST AMERICAN CAPITAL GROUP,
INC.

BY: 

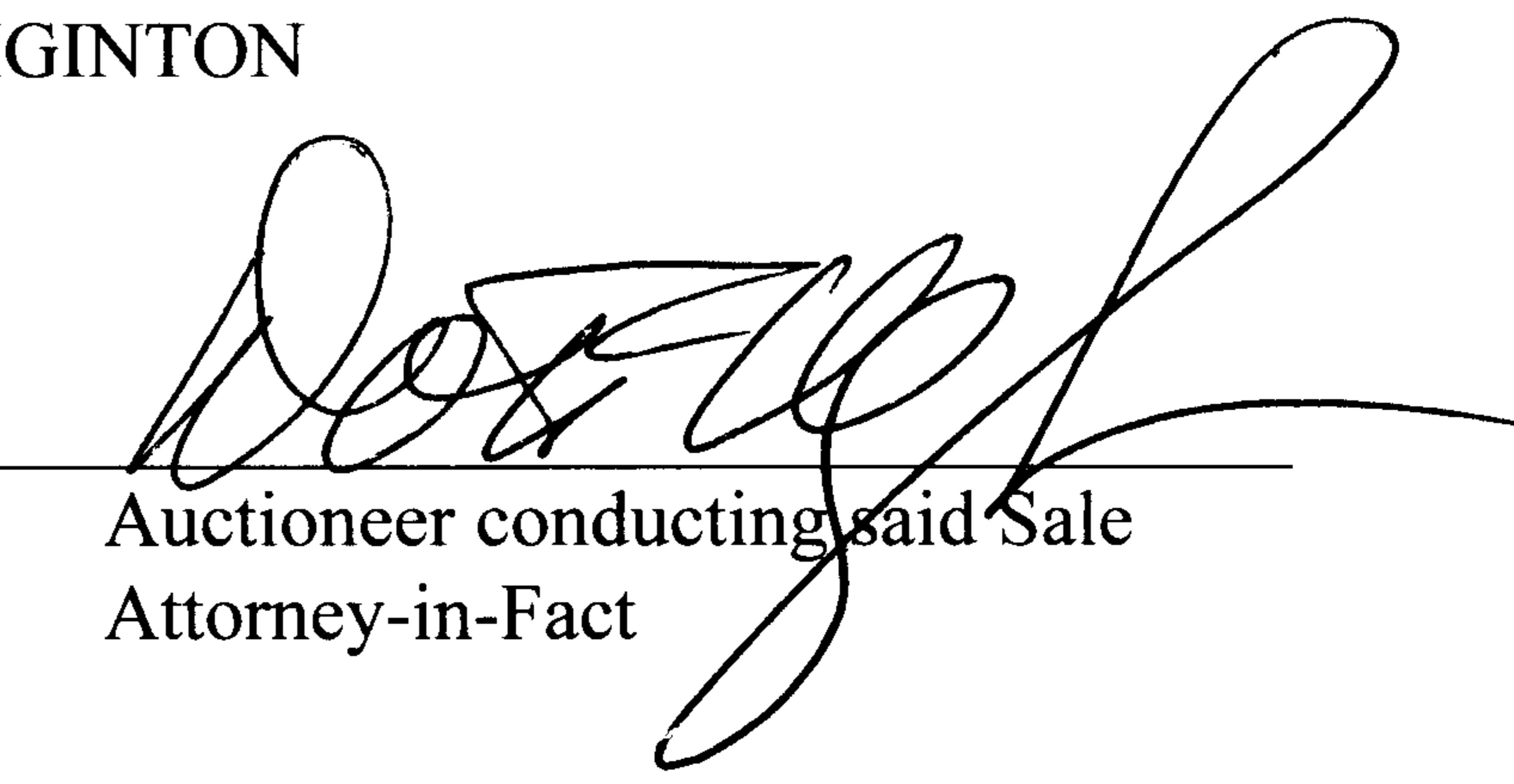
Auctioneer and
Attorney-in-Fact

JENNIFER G. SEEBOOTH

BY: 

Auctioneer and
Attorney-in-Fact

DON F. WIGINTON

BY: 

Auctioneer conducting said Sale
Attorney-in-Fact

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Don F. Wiginton, whose name as auctioneer is signed to the foregoing conveyance and who signed the names of James R. Seebot and wife, Jennifer G. Seebot, and for FIRST AMERICAN CAPITAL GROUP, 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 day the same bears date as the action of himself as auctioneer and the person conducting the sale for FIRST AMERICAN CAPITAL GROUP, INC., and as the



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act of said FIRST AMERICAN CAPITAL GROUP, INC., and as the actions of James R. Seebotb
and wife, Jennifer G. Seebotb, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14th day of
March 2007.

Melody H. Winslett
Notary Public
My Commission Expires: 4-20-2010