

20070316000120500 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/16/2007 01:56:24PM FILED/CERT

FORECLOSURE DEED

Prepared by:
Gary S. Olshan
P O Box 3020
Birmingham, AL 35202

KNOW ALL MEN BY THESE PRESENTS,

That Whereas, August 23, 2006, Roger S. Johnson III (hereinafter "Mortgagor" whether one or more) executed a certain mortgage to Omni National Bank (hereinafter "Mortgagee") which said mortgage was recorded in the Judge of Probate of Jefferson County, Alabama, in Instrument #20050914000455800 and:

Whereas in and by said mortgage the Mortgagee was authorized and empowered in case of default according to the terms thereof, to sell the property after giving notice of time, place and terms of said sale in a newspaper published once a week for three (3) consecutive weeks prior to the sale at public outcry to the highest bidder and said mortgage provided that Mortgagee or his agent to execute title to the purchaser of said sale and it was further provided that Mortgagee may bid and purchase at said sale if the highest bidder thereof; and

Whereas, default was made on the indebtedness secured by said mortgage and Mortgagee did declare all of the indebtedness secured thereby due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of said mortgage foreclosure sale by publication in the Shelby County Reporter, a newspaper of general circulation published in the county wherein the subject property is located in it issues of February 14, 21 and 28, 2007; and

Whereas, on March 13, 2007 the day the foreclosure sale was due to be held under the terms of the notice, between the legal hours of sale, said foreclosure was conducted and Mortgagee did offer for sale and sell at public outcry the property legally described as:

See attached legal description

Whereas, Gary S. Olshan (hereinafter "Auctioneer") was the auctioneer appointed and authorized by the Mortgagee to conduct the foreclosure sale and did sell to Mortgagee the highest bidder (hereafter "Bidder") in amount of Sixty Two Thousand Four Hundred and no/100 dollars (\$62,400.00).

Now Therefore, Mortgagee by and through Auctioneer does hereby grant, bargain, sell and convey unto Bidder the above legally described property.

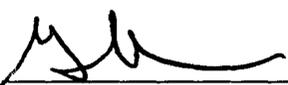
To Have and To Hold the property unto Bidder and Its successors and assigns forever, subject to the statutory rights of redemption from the said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

In Witness Whereof, Auctioneer for Mortgagee has hereinto set his hand and seal on this the 13th day of March 2007.



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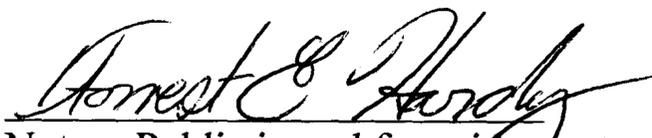
Roger S. Johnson III
Mortgagor
By: Omni National Bank
Mortgagee

By: 
Gary S. Olshan, Auctioneer

State of Alabama
County of Jefferson

I, the undersigned, a notary public, in and for said County and State, do hereby certify that Gary S. Olshan, whose name as Auctioneer for 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 said conveyance he with full authority as such auctioneer executed the same voluntarily on the day the same bears date.

Given under my hand this is the 13th day of March, 2007.


Notary Public in and for said county and state at large

My Commission expires: Jan. 9, 2008



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EXHIBIT "A"

A parcel of land in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the lot known as the W.S. Thompson Home Lot; proceed northeasterly along the southeasterly right of way of Alabama Highway 25 a distance of 226.39 feet; thence turn an angle to the right of 131 degrees 27 minutes 40 seconds a distance of 178.19 feet to the North line of said Thompson lot; thence turn an angle to the right of 98 degrees 28 minutes 05 seconds a distance of 172.00 feet along said line to the point of beginning.

LESS AND EXCEPT:

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, being more particularly described as follows: Commence at the northwest corner of the lot known as the W.S. Thompson Home Lot being a $\frac{1}{4}$ inch iron pipe found; thence run northeasterly along the southeasterly right of way of Alabama Highway No. 25, 216.75 feet to a iron pin set, said point being the POINT OF BEGINNING; thence continue along last described course for a distance of 3.00 feet to a point; thence deflect an angle right of 130 degrees 36 minutes 57 seconds and run a distance of 180.64 feet to a iron pin found; thence deflect an angle right of 101 degrees 35 minutes 30 seconds and run a distance of 3.00 feet to a iron pin set; thence deflect an angle right of 78 degrees 37 minutes 16 seconds and run a distance of 178.08 feet to the POINT OF BEGINNING


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