

FORECLOSURE DEED

20071011000474180 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
10/11/2007 02:07:59PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: August 7, 1989, William G. Sailes and wife, Wanda Jean Sailes Mortgagors, executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said mortgage being recorded in Book 249, Page 769 in the Office of the Judge of Probate Shelby County, Alabama, said mortgage being corrected and subsequently executed December 4, 1989 and being recorded January 16, 1990, Book 274, Page 407 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 VIII and Walter Mortgage Company, said assignment being recorded October 29, 2004, Instrument Number 20041029000597260, said assignments being recorded in the Office of the Judge of Probate of 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 VIII and Walter Mortgage Company, 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 September 12, 2007, September 19, 2007, and September 26, 2007;

WHEREAS, on October 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 VIII and Walter Mortgage Company, 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 Twenty Nine Thousand Seven Hundred Eighty Seven Dollars and 37/100 (\$29787.37), 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, Joy J. Minner conducted said sale on behalf of William J. Wade, as Trustee of Mid-State Trust VIII and Walter Mortgage Company, 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 Twenty Nine Thousand Seven Hundred Eighty Seven Dollars and 37/100 (\$29787.37), William G. Sailes and wife, Wanda Jean Sailes, Mortgagors, by and through William J. Wade, as Trustee of Mid-State Trust VIII and Walter Mortgage Company, 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 VIII and Walter Mortgage Company, as assignee and holder, has caused this instrument to be executed by and through Joy J. Minner, as auctioneer conducting said sale for said Mortgagee, and said Joy J. Minner, has hereto set her hand and seal on this 10 day of October, 2007.

By: William G. Sailes and wife, Wanda Jean Sailes

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

BY:

Joy J. Minner
as Attorney in Fact

BY:

Joy J. Minner
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 Joy J. Minner 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, she in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of October, 2007.

[NOTARIAL SEAL]

Brenda J. Preston
Notary Public

My Commission Expires: 1-19-08

This instrument prepared by:

Joy J. Minner
Yearout, Spina & Lavelle, P.C.
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Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
15314883

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



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EXHIBIT "A"

From the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, and run South along the West $\frac{1}{4}$ line for 360 feet, thence turn left 92 deg. 16 min. for 30 feet, thence turn left 87 deg. 44 min. for 60 feet, thence turn right 87 deg. 44 min. for 120 feet, thence turn left 87 deg. 44 min. 300 feet to the North line of said $\frac{1}{4}$ Section, thence run West along the North $\frac{1}{4}$ line for 150 feet to the P.O.B.