

FORECLOSURE DEED


20071128000541090 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/28/2007 02:13:16PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: June 16, 2006, George L. Beck, Jr., and wife, Kathy M. Beck Mortgagors, executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded August 10, 2006, Instrument Number 20060810000389250 in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to Walter Mortgage Company, said assignment being recorded in Instrument Number 20071026000495720, 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 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 October 31, 2007, November 7, 2007, and November 14, 2007;

WHEREAS, on November 28, 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 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 One Hundred Fourteen Thousand Nine Hundred Sixty Nine Dollars and 41/100 (\$114969.41), 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 K. Lavelle conducted said sale on behalf of 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 One Hundred Fourteen Thousand Nine Hundred Sixty Nine Dollars and 41/100 (\$114969.41), George L. Beck, Jr., and wife, Kathy M. Beck, Mortgagors, by and through 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, 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 K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this 28 day of November, 2007.

By: George L. Beck, Jr., and wife, Kathy M. Beck

By: Walter Mortgage Company

BY:

Paul K. Lavelle
as Attorney in Fact

BY:

Paul K. Lavelle
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 K. Lavelle 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 28 day of November, 2007.

[NOTARIAL SEAL]

Brenda J. Preston
Notary Public

My Commission Expires: 1-19-08

This instrument prepared by:

Paul K. Lavelle
Yearout, Spina & Lavelle, P.C.
Suite 450, 1500 Urban Center Drive
Birmingham, Alabama 35242
Telephone: (205) 298-1800
Attorneys for Mortgagee
20104937

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



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DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TWP 19 SOUTH, RANGE 1 EAST; THENCE RUN S 88-54'10" E. ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A MEASURED DISTANCE OF 429.35" TO A FOUND REBAR; THENCE RUN S 07-55'46" E FOR 386.95' TO THE POINT OF BEGINNING, THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 210.00'; THENCE RUN N 82-04'14" E. FOR 420.00'; THENCE RUN N 07-55'46" W FOR 210.00'; THENCE RUN S 82-04'14" W FOR 420.00' TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES.

EASEMENT FOR INGRESS EGRESS & UTILITIES

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TWP 19 SOUTH, RANGE 1 EAST; THENCE RUN S 88-54'10" E ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A MEASURED DISTANCE OF 429.35' TO A FOUND REBAR; THENCE RUN S 07-55'46" E FOR 596.95'; THENCE RUN N 82-04'14" E FOR 145.09' TO THE POINT OF BEGINNING OF A 30 FOOT EASEMENT LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S 44-10'52" E FOR 69.91'; THENCE RUN S 33-31'49" E FOR 51.75'; THENCE RUN S 67-40'59" E FOR 48.04'; THENCE RUN S 72-55'06" E FOR 61.74'; THENCE RUN S 62-03'08" E FOR 138.93'; THENCE RUN S 59-42'40" E FOR 96.21'; THENCE RUN S 18-18'26" E FOR 75.19'; THENCE RUN S 15-46'29" E FOR 47.32' TO A POINT 15' NORTHEASTERLY OF THE NORTHEAST LINE OF A MORTGAGE LINE RECORDED IN 20050817000418910; THENCE RUN S 37-42'49" E PARALLEL AND 15' NORTHEASTERLY OF SAID LINE FOR 411.32' TO IT'S INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 51 AND THE END OF SAID EASEMENT.