

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118
(#50621754)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of November, 2001, Phillip J. Destafino and Adria N. Destafino, individually & husband and wife, executed that certain mortgage on real property hereinafter described to Aliant Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 2001-52870; said mortgage having been modified by instrument recorded in Inst. No. 20060519000238840, said mortgage having subsequently been transferred and assigned to MidFirst Bank, by instrument recorded in Instrument No. 20070419000182780, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse 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 County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said MidFirst Bank 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 Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 2, 2008, January 9, 2008, and January 16, 2008; and

WHEREAS, on February 5, 2008, 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 MidFirst Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said MidFirst Bank ; and

WHEREAS, MidFirst Bank, was the highest bidder and best bidder in the amount of One Hundred Eight Thousand Twenty-Four And 23/100 Dollars (\$108,024.23) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto MidFirst Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 43 minutes 28 seconds East along the South line of said 1/4-1/4 section a distance of 489.00 feet to the Easterly right of way of Alabama Highway #145; thence North 15 degrees 18 minutes 00 seconds East along said right of way a distance of 242.79 feet to the point of beginning; thence continue along the last described course a distance of 247.21 feet; thence run South 74 degrees 42 minutes 00 seconds East and leaving said right of way a distance of 346.01 feet to the centerline of Arlyn Horton Road; thence South 2 degrees 28 minutes 8 seconds West along said centerline a distance of 159.04 feet; thence South 13 degrees 57 minutes 37 seconds East along said centerline a distance of 52.60 feet; thence North 81 degrees 10 minutes 54 seconds West and leaving said centerline a distance of 409.66 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank its successors/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; and also subject to all



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Shelby Cnty Judge of Probate, AL
02/25/2008 02:28:07PM FILED/CERT

recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, MidFirst Bank, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 5, 2008.

MidFirst Bank

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for MidFirst Bank, is signed 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 5, 2008.


Notary Public
My Commission Expires:

MY COMMISSION EXPIRES MARCH 28, 2011

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
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