

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, to-wit: February 8, 2006, T.P. HOMEBUILDERS, INC., executed a certain mortgage on the property hereinafter described to SOUTHFIRST MORTGAGE, a corporation, as mortgagee and said mortgage is recorded in Instrument Number 20060217000081100, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, under the terms of the mortgage, the Mortgagee was authorized and empowered in the event of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property at public sale after giving notice of the time and place of such sale by publishing such notice once a week for three successive weeks in a newspaper published in said County; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the Mortgagee declared all of the indebtedness secured due and payable, and said mortgage subject to foreclosure and gave due and proper notice of said foreclosure sale by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of February 27, 2008; March 5, 2008; and March 12, 2008; and

WHEREAS, on the 19<sup>th</sup> day of February, 2008, notice was given to all title holders and lienholders, notifying them of the date and sale; and

WHEREAS, on the 19<sup>th</sup> day of March, 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 sale was duly and properly conducted and SOUTHFIRST MORTGAGE, as the owner of said mortgage offered said property for sale at public outcry as provided in said mortgage and J. VAN WILKINS, was the auctioneer and agent who conducted said sale for the Mortgagee; and

WHEREAS, the highest and best bid for the property described in said mortgage was the bid of SOUTHFIRST MORTGAGE, acting by and through its Attorney-in-Fact, J. VAN WILKINS, in the sum of Forty-Eight Thousand Seven Hundred Eighteen and 21/100 Dollars (\$48,718.21) which sum of money SOUTHFIRST MORTGAGE, as mortgagee and owner, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to SOUTHFIRST MORTGAGE.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Forty-Eight Thousand Seven Hundred Eighteen and 21/100 Dollars (\$48,718.21) on the indebtedness secured by said mortgage, the said SOUTHFIRST MORTGAGE by and through J. VAN WILKINS, as auctioneer, conducting the said sale and as Attorney-in-Fact for SOUTHFIRST MORTGAGE and said J. VAN WILKINS, as the auctioneer conducting the said sale, does hereby grant, bargain, sell and convey unto SOUTHFIRST MORTGAGE, the following described property situated in Shelby County, Alabama, to-wit:

Lot 35, according to the survey of Fieldstone Park, refiled map of 4<sup>th</sup> sector, as recorded in Map Book 31, Page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said SOUTHFIRST MORTGAGE, its successors and assigns forever; 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, SOUTHFIRST MORTGAGE has caused this instrument to be executed by and through J. VAN WILKINS, as auctioneer conducting said sale, and as Attorney-in-Fact and J. VAN WILKINS as auctioneer conducting said sale, has hereto set his hand and seal this the 19<sup>th</sup> day of March, 2008.



SOUTHFIRST MORTGAGE, A Corporation

By: J. Van Wilkins  
J. Van Wilkins as  
Auctioneer and Attorney-in-Fact

J. Van Wilkins  
J. VAN WILKINS, as Auctioneer  
conducting said sale.

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. VAN WILKINS, whose name as Auctioneer and Attorney-in-Fact for SOUTHFIRST MORTGAGE, a corporation, 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, in his capacity as said Auctioneer and Attorney-in-Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of March, 2008.

Sana Vick  
NOTARY PUBLIC

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. VAN WILKINS, whose name as Auctioneer conducting said sale, 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, in his capacity as such Auctioneer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of March, 2008.

Sana Vick  
NOTARY PUBLIC

This instrument prepared by:  
RUMSEY AND WILKINS  
Post Office Drawer 1325  
Sylacauga, Alabama 35150  
(256) 245-1930

# Publisher's Certificate of Publication

## STATE OF ALABAMA SHELBY COUNTY

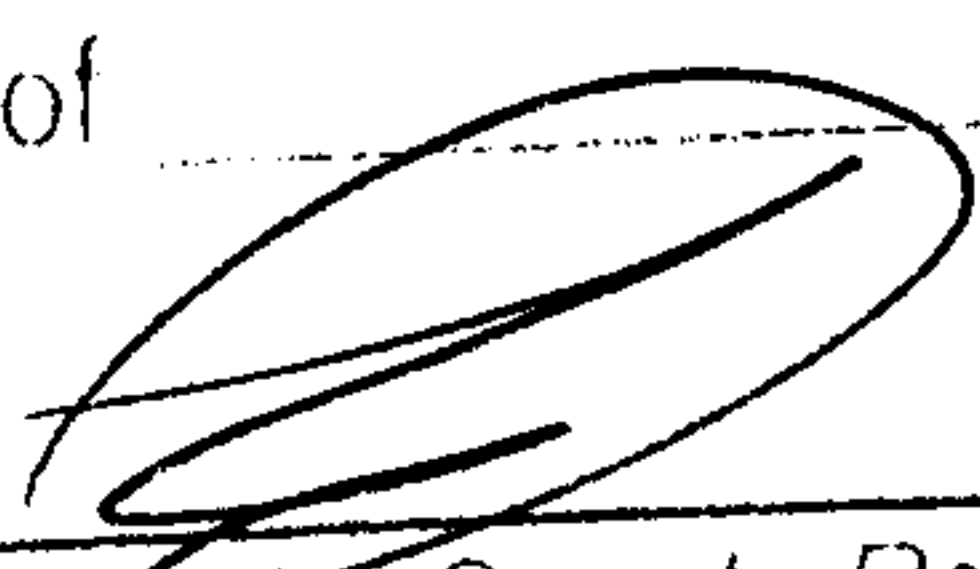
Personally appeared before me,  
the undersigned Notary Public, in  
and for said state and county,  
**Tim Prince**, who, being duly  
sworn according to the law  
deposes and says that he is  
Publisher of the *Shelby County  
Reporter*, a newspaper published  
in said county, and the publication  
of a certain notice, a true copy of  
which is hereto affixed, has been  
made in said newspaper 3  
week(s) consecutively, to-wit in  
issues thereof dated as follows:

27 day of February, 2008

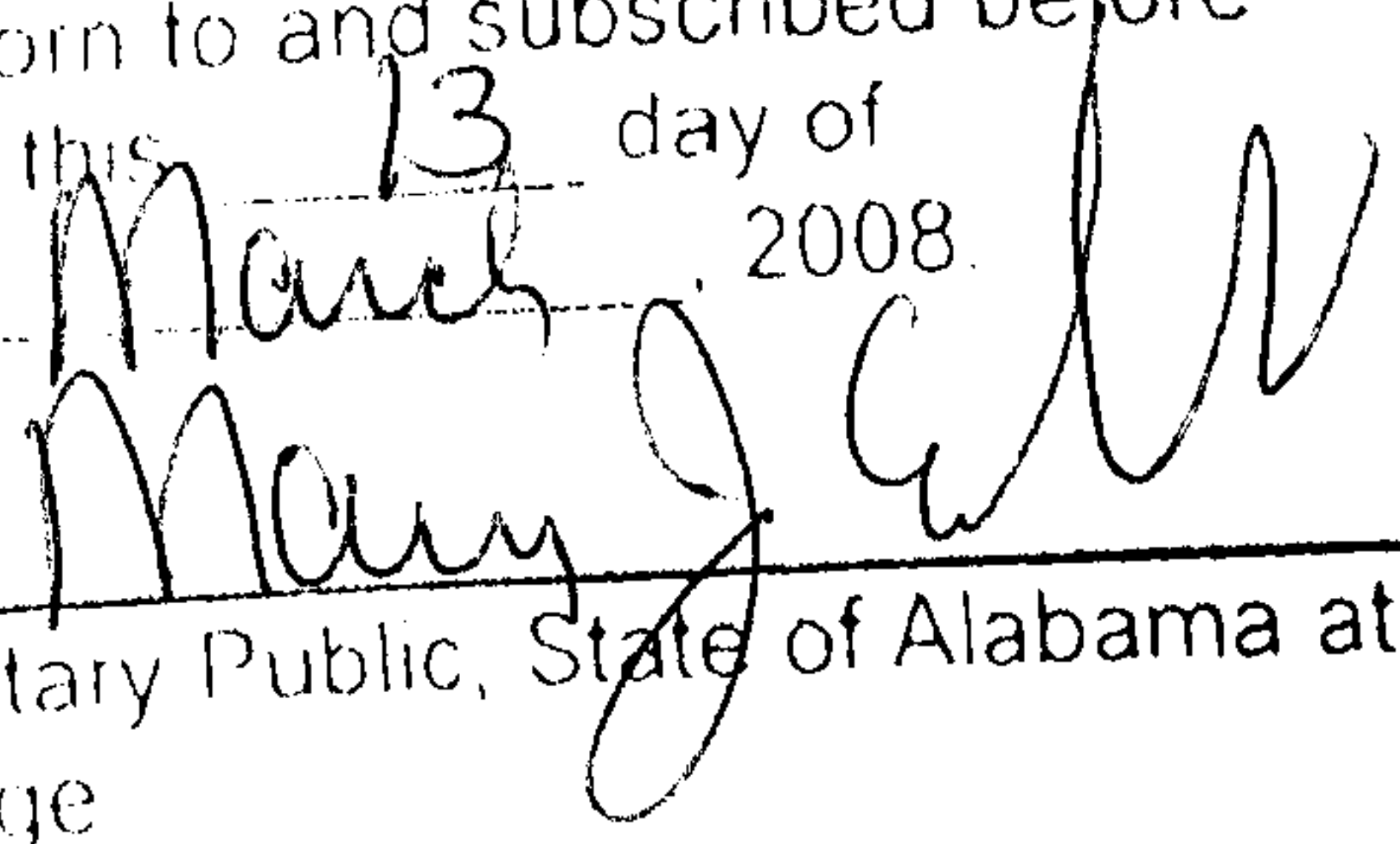
5 day of March, 2008

12 day of March, 2008

day of \_\_\_\_\_, 2008

  
\_\_\_\_\_  
Publisher, *Shelby County Reporter*

Sworn to and subscribed before  
me this 13 day of  
March, 2008.

  
\_\_\_\_\_  
Notary Public, State of Alabama at  
large

My commission expires 05-02-2010

### LEGAL NOTICE

#### MORTGAGE FORECLOSURE SALE

Default having been made  
in the payment of the in-  
debtedness secured by  
that certain mortgage exe-  
cuted by T.P. Homebuild-  
ers, Inc., on February 8,  
2006, to Southfirst Mort-  
gage, a corporation, said  
mortgage being recorded  
in the Office of the Judge  
of Probate of Shelby  
County, Alabama, in Instru-  
ment Number  
20060217000081100, and  
Southfirst Mortgage, by  
reason of such default hav-  
ing declared the indebted-  
ness secured by said mort-  
gage due and payable, and  
such default continuing,  
notice is hereby given that  
acting under the power of  
sale contained in said  
mortgage, Southfirst Mort-  
gage, Mortgagee, will sell  
at public outcry for cash to  
the highest bidder, in front  
of the Shelby County  
Courthouse in the City of  
Columbiana, Shelby  
County, Alabama, during  
the legal hours of sale on  
the 19th day of March,  
2008, the following de-  
scribed real property situ-  
ated in Shelby County, Ala-  
bama, to-wit:

Lot 35, according to the  
survey of Fieldstone Park,  
refilled map of 4th sector,  
as recorded in Map Book  
31, Page 3, in the Probate  
Office of Shelby County,  
Alabama.

Said sale will be made for  
the purpose of paying the  
indebtedness secured by  
the above described mort-  
gage, and the proceeds  
thereof will be applied as  
provided by the terms of  
said mortgage.

To be published in the  
*Shelby County Reporter*  
newspaper once a week  
for three consecutive  
weeks, on to-wit: Febru-  
ary 27, 2008; March 5,  
2008; and March 12, 2008.

SOUTHFIRST MORT-  
GAGE  
A Corporation

J. VAN WILKINS  
RUMSEY AND WILKINS  
ATTORNEYS FOR  
MORTGAGEE  
P.O. DRAWER 1325  
SYLACAUGA, ALABAMA  
35150  
(256) 245-1930

*Shelby County Reporter*  
February 27, March 5 and  
12, 2007  
FC/TP HOMEBUILDERS



20080324000117480 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/24/2008 12:16:04PM FILED/CERT