

THIS INSTRUMENT PREPARED BY:
STEPHEN M. MACHEN
P.O. Box 660
Sylacauga, AL 35150

SEND TAX NOTICE TO:
SouthFirst Mortgage
2159 Rocky Ridge Road
Birmingham AL 35236

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on, to-wit: OLD SOUTH BUILDERS INC., an Alabama Corporation, executed a certain mortgage on the property hereinafter described to SOUTHFIRST MORTGAGE, organized and existing under the laws of the United States of America, as mortgagee and said mortgage is recorded in instrument #20070118000028360 and as modified in Instrument #20070824000400810, 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 consecutive 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 the city of Maylene, Shelby County, Alabama in its issues of April 30, 2008; May 7, 2008; and May 14, 2008; and

Whereas, on the 23rd day of May, 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, organized and existing under the laws of the United States of America, as the owner of said mortgage offered said property for sale at public outcry as provided in said mortgage and Stephen M. Machen 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, organized and existing under the laws of the United States of America, acting by and through its attorney-in-fact, Stephen M. Machen, in the sum of TWO HUNDRED EIGHT THOUSAND FIVE HUNDRED SIXTY FIVE and 30/100 (\$208,565.30) Dollars which sum of money SouthFirst Mortgage, organized and existing under the laws of the United States of America, as mortgagee and owner, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to SouthFirst Mortgage, organized and existing under the laws of the United States of America.

NOW THEREFORE, in consideration of the premises and a credit in the amount of TWO HUNDRED EIGHT THOUSAND FIVE HUNDRED SIXTY FIVE and 30/100 (\$208,565.30) Dollars on the indebtedness secured by said mortgage the said SouthFirst Mortgage, organized and existing under the laws of the United States of America, by and through Stephen M. Machen, as auctioneer, conducting the said sale and as attorney in fact for SouthFirst Mortgage, and said Stephen M. Machen as the auctioneer conducting the said sale, does hereby grant, bargain, sell and convey unto the SouthFirst Mortgage, organized and existing under the laws of the United States of America, the following described property situated in Shelby County, Alabama, to-wit:

Lot 310, according to the Survey of Chinaberry Highlands, as recorded in Map Book 36, Page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the SouthFirst Mortgage, organized and existing under the laws of the United States of America, 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, organized and existing under the laws of the United States of America, has caused this instrument to be executed by and through Stephen M. Machen as Auctioneer conducting said sale, and as Attorney-in-Fact and Stephen M. Machen as Auctioneer conducting said sale, has hereto set his hand and seal on this the 23rd day of May, 2008.

OLD SOUTH BUILDERS, INC.

BY: _____
STEPHEN M. MACHEN

SOUTHFIRST MORTGAGE

By: _____
Stephen M. Machen, as Auctioneer
and Attorney-in-Fact

STATE OF ALABAMA §
TALLADEGA COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephen M. Machen, whose name as attorney for mortgagee and as auctioneer and as attorney-in-fact for mortgagors 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 with full authority, executed same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of May, 2008.

Chasity Belf
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 23, 2008

Publisher's Certificate of Publication

20080523000211180 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/23/2008 11:06:48AM FILED/CERT

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:

30 day of April, 2008

7 day of May, 2008

14 day of May, 2008

____ day of _____, 2008

Publisher, *Shelby County Reporter*

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

Notary Public, State of Alabama at
large

My commission expires 05-02-2010

LEGAL NOTICE

MORTGAGE FORECLOSURE

Default having been made
in an indebtedness evi-
denced by a mortgage
executed by OLD SOUTH
BUILDERS, INC., an Ala-
bama Corporation, to
SOUTHFIRST MORT-
GAGE dated January 12,
2007, and recorded in the
Office of the Judge of Pro-
bate of Shelby County,
Alabama, in Instrument #
20070118000028360 and
as modified in Instrument
#20070524000400810, be-
ing condition broken and
said default continuing until
this date, notice is hereby
given by publication once a
week for three consecutive
weeks in the *Shelby
County Reporter*, a news-
paper published in the
county where the lands re-
ferred to herein are situ-
ated, on April 30, 2008,
May 7, 2008, and May 14,
2008, that on May 23,
2008, the undersigned as
auctioneer, will sell to the
highest bidder for cash, at
public out-cry, in front of
the south door of the
Shelby County Courthouse
in Columbiana, Alabama,
between the hours of 11:00
a.m. and 4:00 p.m. the fol-
lowing described real es-
tate situated in Shelby
County, Alabama:

Lot 310, according to the
Survey of Chinaberry High-
lands, as recorded in Map
Book 36, Page 123, in the
Probate Office of Shelby
County, Alabama.

151 LEGALS

THIS PROPERTY WILL
BE SOLD ON AN "AS IS,
WHERE IS" BASIS, SUB-
JECT TO ANY EASE-
MENTS, ENCUM-
BRANCES, AND EXCEP-
TIONS REFLECTED IN
THE MORTGAGE AND
THOSE CONTAINED IN
THE OFFICE OF THE
JUDGE OF PROBATE OF
THE COUNTY WHERE
THE ABOVE-DESCRIBED
PROPERTY IS SITU-
ATED. THIS PROPERTY
WILL BE SOLD WITHOUT
WARRANTY OR RE-
COURSE, EXPRESSED
OR IMPLIED AS TO TI-
TLE, USE, AND/OR EN-
JOYMENT AND WILL BE
SOLD SUBJECT TO THE
RIGHT OF REDEMPTION
OF ALL PARTIES ENTI-
TLED THERETO.

This sale is made for the
purpose of paying the in-
debtedness secured by
said mortgage, as well as
the expenses of foreclo-
sure.

The Mortgagee/Trans-
feree reserves the right to
bid for and purchase the
real estate and to credit its
purchase price against the
expenses of sale and the
indebtedness secured by
the real estate.

This sale is subject to
postponement or cancella-
tion; contact Stephen M.
Machen at the phone num-
ber shown below prior to
attendance at sale.

Said sale to be had and
conducted and the pro-
ceeds therefrom applied
under the terms and condi-
tions of said mortgage.

This the 24th day of
April, 2008

SouthFirst Mortgage

By: ss/ Stephen M.
Machen,
Attorney for
Mortgagee (256) 249-3818

Shelby County Reporter
April 30, May 7 and 14,
2008
FC/LOT 310-OLD SOUTH