



20080603000222810 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/03/2008 09:28:52AM FILED/CERT

SEND TAX NOTICE TO:
Primera Financial Services, Inc.
P.O. Box 682525
Franklin, TN 37068-2525
(#100468834)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of March, 2003, Dallas Mallett, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20030328000186820, said mortgage having subsequently been transferred and assigned to Primera Financial Services, Inc., by instrument recorded in Instrument No. 20040709000379970, 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 four (4) 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 Primera Financial Services, Inc. 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 February 13, 2008, February 20, 2008, February 27, 2008 and March 5, 2008; and

WHEREAS, on May 20, 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 Primera Financial Services, Inc. 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 Primera Financial Services, Inc. ; and

WHEREAS, Primera Financial Services, Inc., was the highest bidder and best bidder in the amount of Twenty-One Thousand Four Hundred Sixty-One And 55/100 Dollars (\$21,461.55) on the indebtedness secured by said mortgage, the said Primera Financial Services, Inc., 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 Primera Financial Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NW 1/4, Section 15, Township 20, Range 3 West, more particularly described as follows: Begin at an iron pin at the NW corner of the property herein conveyed which is the NW corner of the property conveyed to Joe Reese on October 11, 1924, said deed recorded in Shelby County Vol. 73, Page 418; thence from said NW corner run S 6 degrees W 100 feet, more or less; thence run in a SE direction to the Westerly margin of Shelby County Highway 17; thence run in a Northerly direction along the W margin of said Highway 82 feet more or less; thence run in a northerly direction to a point directly on the Westerly margin of the Alabama Power Company transmission line a distance of 152 feet more or less; thence in a Westerly direction 56 feet more or less, to the said iron pin; the point of beginning.

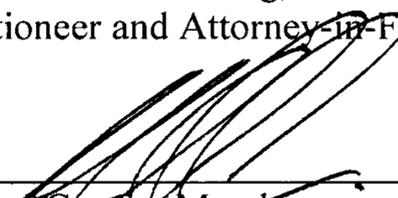
TO HAVE AND TO HOLD the above described property unto Primera Financial Services, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama;

and also subject to all 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, Primera Financial Services, Inc., 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 May 20, 2008.

Primera Financial Services, Inc.

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 Primera Financial Services, Inc., 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 05/20/2008.



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
Birmingham, Alabama 35255-5727