


THIS INSTRUMENT PREPARED BY:  
David E. Hampe, Attorney  
205 20th Street North,  
Suite 623  
Birmingham, AL 35203

SEND TAX NOTICES TO:  
Southwest Capital Investments, LLC  
630 Pine Aire Drive  
Bayshore, NY 11706

**MORTGAGE FORECLOSURE DEED**

  
20080604000227550 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
06/04/2008 02:18:18PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS**, That **WHEREAS**, ON, To-Wit:  
On December 11, 2001, Leverne Carden, a widow, executed a certain mortgage on the property hereinafter described to Household Finance Corporation of Alabama, which was filed on December 14, 2001, and recorded in the Probate Office of Shelby County, Alabama, in Instrument 2001-54950, said mortgage being assigned to Southwest Capital Investments, LLC, and recorded in Instrument 2007-41267, in the Probate Office of Shelby County, Alabama, and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage and Southwest Capital Investments, LLC, the owner and holder of said mortgage, the debt thereby secured, and the property therein described, did declare all of the indebtedness secured by said mortgage due and payable, and

**WHEREAS**, notice of foreclosure of said mortgage and of the sale of said property, in accordance with the terms of said mortgage, was given by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of May 14, 2008; May 21, 2008; and May 28, 2008, and

**WHEREAS**, on June 4, 2008, 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 was duly and properly conducted and Southwest Capital Investments, LLC, did offer for sale and sell at public outcry at the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, David E. Hampe, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Southwest Capital Investments, LLC; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Southwest Capital Investments, LLC in the amount of Seventeen Thousand Five Hundred and 00/00 Dollars (\$17,500.00) on the indebtedness secured by the said mortgage, the said Southwest Capital Investments, LLC, by and through David E. Hampe, as Auctioneer conducting said sale and as attorney-in-fact for Southwest Capital Investments, LLC, and the said David E. Hampe, the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Southwest Capital Investments, LLC, the following described real estate situated, lying and being in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 11, Township 24 North, Range 15  
East and run East along the North boundary of said section a distance of 3816.05



feet to the Northwest corner of the Roger Carden property; thence turn and angle of 101 degrees 38 minutes to the right and run a distance of 304.70 feet to the Southwest corner of said property; thence turn an angle of 38 degrees 16 minutes to the left and run a distance of 503.81 feet to the point of beginning on the Southeast 40 foot right of way of Shelby County Highway #71; thence turn an angle of 46 degrees 44 minutes to the left and run a distance of 270.00 feet to a point; thence turn an angle of 104 degrees 00 minutes to the right and run a distance of 479.50 feet to a point; thence turn an angle of 59 degrees 05 minutes to the right and run a distance of 305.34 feet to a point on the Southeast 40 foot right of way line of said Shelby County Highway #71; thence turn an angle of 120 degrees 55 minutes to the right and run a distance of 570.00 feet to the point of beginning.

**LESS AND EXCEPT:**

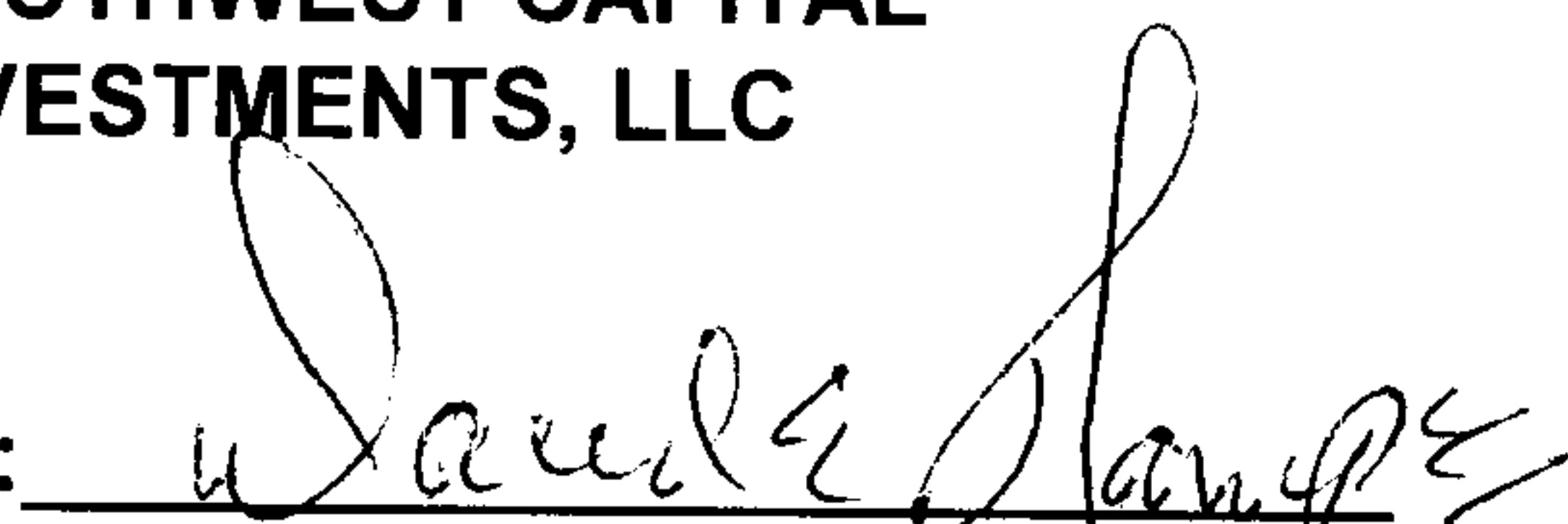
A tract of land situated in the NE ¼ of Section 11, Township 24 North, Range 15 East; being more particularly described as follows: Commence at the NW corner of the NE ¼ of Section 11, Township 24 North, Range 15 East; thence South 51 degrees 10 minutes 44 seconds East and run 1556.74 feet to a point on the Southeasterly right of way of a County road; said point also being the point of beginning; thence South 70 degrees 56 minutes 55 seconds East and run 167.57 feet; thence South 17 degrees 23 minutes 56 seconds West and run 183.44 feet; thence North 62 degrees 57 minutes 43 seconds West and run 265.82 feet to a point on the Southeasterly right of way of County Road No. 71; thence North 32 degrees 16 minutes 37 seconds East and run along said right of way 14.17 feet; thence North 56 degrees 57 minutes 35 seconds East and run along said right of way 142.78 feet to the point of beginning; according to the Survey of Robert C. Farmer, P.L.S., Alabama Reg. No. 14720, dated April 13, 1990. Situated in Shelby County, Alabama.

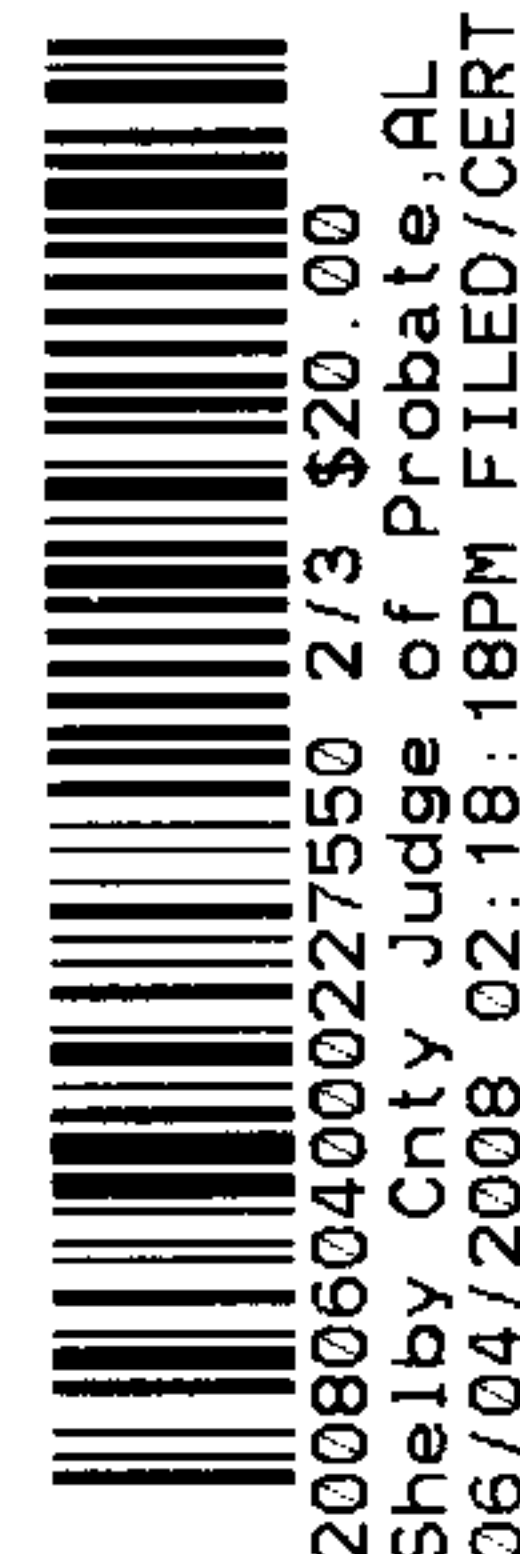
Less and Except property conveyed to James R. Thompson in deed dated November 26, 1996, recorded in Inst. No. 1996-39065, in the Probate Office of Shelby County, Alabama. Tax Map or Parcel ID No. 33-1-11-0-001-001.001.

**TO HAVE AND TO HOLD** the above described property unto Southwest Capital Investments, LLC, 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, and, subject also to easements and restrictions of record in the Shelby Probate Office, and the lien for current ad valorem taxes.

**IN WITNESS WHEREOF**, Southwest Capital Investments, LLC has caused this instrument to be executed by and through David E. Hampe, as Auctioneer conducting said sale and as Attorney-in-Fact for said mortgagee, and David E. Hampe, as Auctioneer conducting said sale as Attorney-in-Fact for said mortgagee has hereunto set his hand and seal on this the 4th day of June, 2008.

**SOUTHWEST CAPITAL  
INVESTMENTS, LLC**

BY:   
**DAVID E. HAMPE, Auctioneer &  
Attorney-in-Fact**



STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public, for said State and County, hereby certify that David E. Hampe, whose name as Auctioneer and the person conducting said sale 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 the conveyance, he, in his capacity as such Auctioneer, and the person conducting said sale for the Mortgagee and with full authority executed this instrument voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal this 4th day of June, 2008.

Jessica L. Holland  
**NOTARY PUBLIC**  
Commission expires: 4/19/2010