

**DEED OF FORECLOSURE**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on to wit: December 15, 2006 Tina Graves, a married woman executed a certain mortgage to Union State Bank Pelham which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20061222000625960.

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the courthouse door of the Shelby County Courthouse, Alabama, after notice of time, place, and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale of public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority continued in same, the mortgagee or any person conducting said sale for the mortgage was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issue on April 30, May 7 and May 14 2008, and;

WHEREAS, on May 28, 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 Union State Bank Pelham did offer for sale and sell at public outcry in front of the courthouse door in Shelby County, Alabama the property hereinafter described; and,

WHEREAS, James Stevens, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Union State Bank Pelham and whereas Union State Bank Pelham was the highest bidder and best bidder, in the amount of Seventy Five Thousand no/100 Dollars (\$75,000.00) on the indebtedness secured by said mortgage, the said James Stevens, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto Union State Bank Pelham the following described property situated in Shelby County, Alabama, to-wit:

**COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST FOR 135.50 FEET TO THE NORTH RIGHT OF WAY OF AL HIGHWAY NO. 70; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST FOR 1026.23 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST FOR 165.71 FEET; THENCE RUN NORTH 88 DEGREES 05 MINUTES 18 SECONDS WEST FOR 315.42 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 15 SECONDS WEST FOR 173.58**

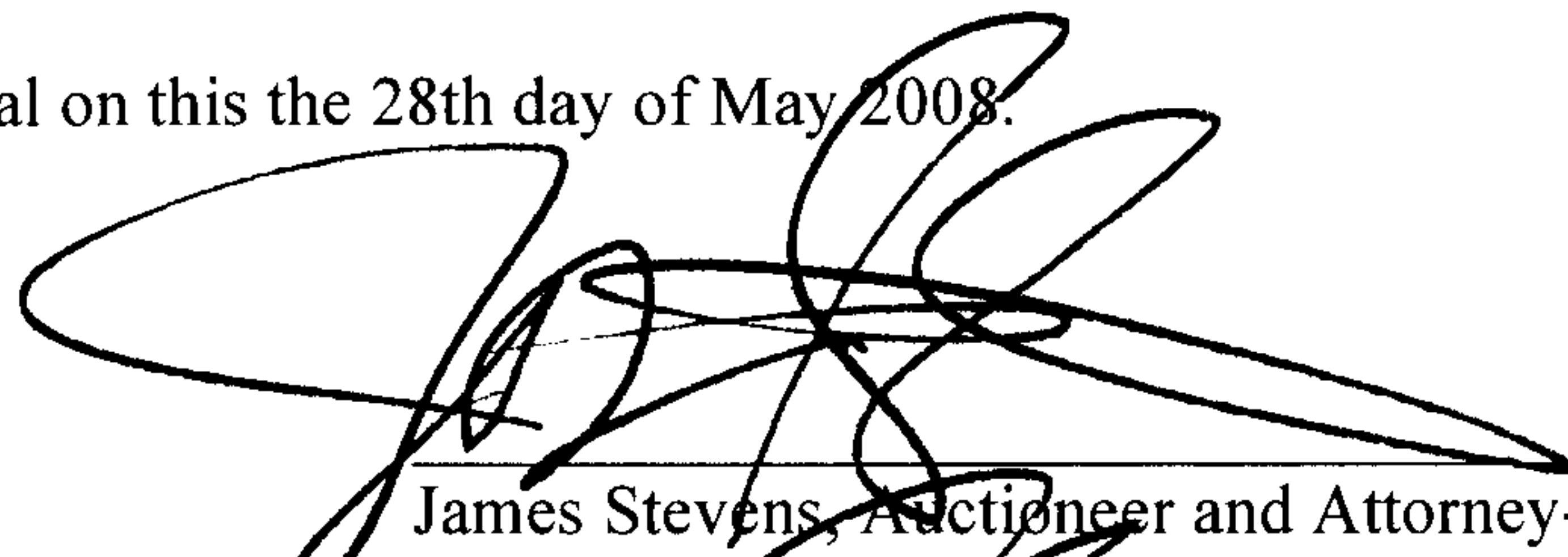
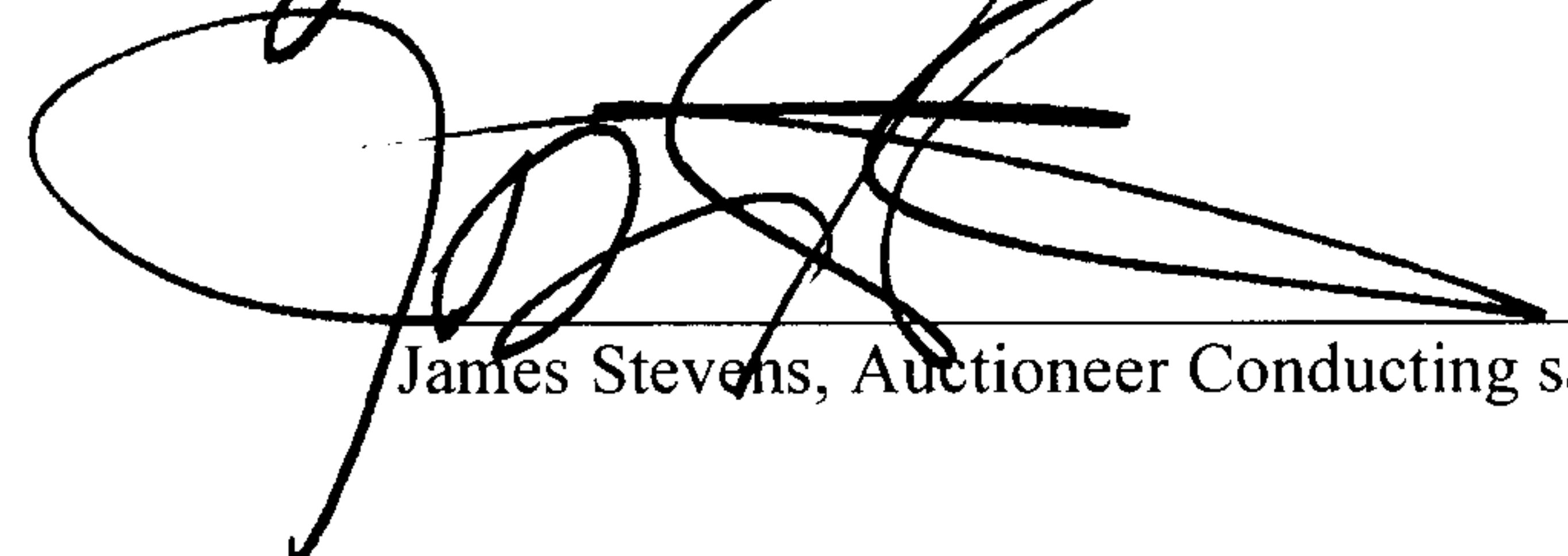


FEET; THENCE RUN SOUTH 89 DEGREES 41 MINUTES 59 SECONDS FOR 315.89 FEET TO THE POINT OF BEGINNING.

ALSO, A 30 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY CO, ALABAMA AND RUN NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST FOR 135.50 FEET TO THE NORTH RIGHT OF WAY OF AL HIGHWAY NO. 70 AND THE POINT OF BEGINNING OF A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT; FROM SAID POINT OF BEGINNING, RUN NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST FOR 1026.23 FEET. SAID EASEMENT BEING 30 FEET IN WIDTH AND LEFT OF THE ABOVE DESCRIBED LINE. ACCORDING TO THE SURVEY OF MICHAEL G. MOTES, DATED DECEMBER 28, 2004.

TO HAVE AND TO HOLD, the above described property, Union State Bank Pelham and its 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.

IN WITNESS WHEREOF, [seller] has caused this instrument to be executed by and through James Stevens, acting as auctioneer conducting the said sale and as Attorney-in-fact, and James Stevens, as Auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of May 2008.

  
James Stevens, Auctioneer and Attorney-in-Fact  
  
James Stevens, Auctioneer Conducting said Sale

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Lou T. White, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES STEVENS whose name as auctioneer and attorney-in-fact for [seller] and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9<sup>th</sup> day of June 2008

Lou T. White  
Notary Public  
My Commission Expires: 12-8-08

This instrument was prepared by:  
James Stevens  
Attorney at Law  
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Bessemer, AL 35020